WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018712 DEEDWARR
Recvd: 03/20/14 12:48 2 pgs
Fees:13.00 Taxes:18.50
20140320-0023053

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires FEB 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Feinberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatiana Feinberg	Tatiana Feinberg	09800020700
(NAME)	(NAME)	
5187 John Hager Road	P. O. Box 58531	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Micah L. McCormac, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tatiana Feinberg, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of Jesse's Acres, as shown on plat appearing of record in Instrument 201210160094717, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jesse W. McCormac and wife, Ada Frances McCormac by Warranty Deed dated from Bill Hugh Mason and wife, Helen M. Mason of record in Book 4790, Page 696, Register's Office for Davidson County, Tennessee. The said Jesse W. McCormac having predeceased his wife, Ada Frances McCormac. The said Ada Frances McCormac died intestate on 11/11/11 leaving Jessie F. Exum, Jean M. Chaney, Thomas A. McCormac, Daniel W. McCormac, Nathan McCormac and Micah McCormac as sole heir(s) at law as evidenced by Affidavits of Heirship filed of record in Instrument 201203150022484, Register's Office for said County. The said Nathan McCormac died intestate on 7/29/04 leaving Cynthia McCrary, William J. McCormac and Holly E. McCormac as sole heir(s) at law as evidenced by Affidavits of Heirship filed of record in Instrument 201203150022482 and in Instrument 201203150022483, Register's Office for said County. The said Cynthia McCrary having conveyed her interest to William J. McCormac and Holly E. McCormac by Quit Claim Deed dated 02/27/2012 of record in Instrument 201203150022490, Register's Office for Davidson County, Tennessee and further conveyed to Micah L. McCormac, unmarried by Warranty Deed dated 03/15/2012 from Jessie F. Exum and Jean M. Chaney and Thomas A. McCormac and Daniel W. McCormac and William J. McCormac and Holly E. McCormac of record in Instrument 201203150022491, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **5185 John Hager Road, Hermitage, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of March, 2014.

Micah L. McCormac

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Micah L. McCormac, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17TH DAY OF MARCH, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public