Davidson County DEEDWARR
Recvd: 03/27/14 08:34 3 pgs
Fees:18.00 Taxes:628.63
20140327-0025069

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2014.

Notary Public
My commission expires:

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

06-1402-75502

Address of New Owner:	Send Tax Bills to:	Tax Information
James McDermott	Mortgage Lenders of America LLC	044-15-0-305.00
1008 Hadley Avenue	8400 W. 110th St., #500	
Old Hickory TN 37138	Overland Park, KS 66210	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick E. Nevill and wife, Katherine S. Nevill,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James McDermott and Tonia McDermott, husband and wife,** hereinafter called the Grantees, their successors 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 Lot No. 11, on the Plan of Section "D", Village of Old Hickory, of record in Book 1424, Page 65, as amended in Book 1853, Page 281, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Nevill and wife, Katherine S. Nevill by deed from Jeffrey F. Swinea and wife, Stacy D. Daniels Swinea, dated August 14, 2007, recorded August 17, 2007, of record in Instrument No. 20070817-0098571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1008 Hadley Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of March, 2014.

Patrick E. Nevill

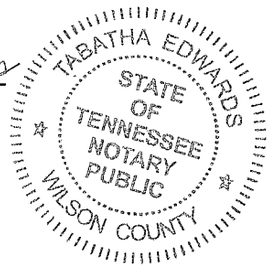
Katherine S. Nevill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick E. Nevill and Katherine S. Nevill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25th day of March, 2014.

Notary Public
State of Tennessee at Large



My Commission expires 11-3-15

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).