Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

14-0179

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14010096

BILL GARRETT, Davidson County
Trans:T20140029871 DEEDWARR
Recvd: 05/01/14 11:53 2 pgs
Fees:13.00 Taxes:1147.00
20140501-0036814

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2014.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Vardy 2105 Pontotoc Ave Nashville, TN 37206	~~New Owner~~ Moremord Mtg. LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Parcel ID No. 08303007500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark H. McCann Sr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Vardy, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 13 on the plat of Pontotoc Subdivision as of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed by Quitclaim Deed from Lloyd Regis Johnson to Mark H. McCann, Sr. (also known as Mark McCann) as recorded on the 26th day of November, 2013 in Instrument No. 20131126-0121454; Quit Claim Deed from Richard Leon Thomas, Jr. to Mark McCann as recorded on the 4th day of December, 2012 in Instrument No. 20121204-0111442; Quitclaim Deed from Carla McCann-Johnson, unmarried to Carla M. Johnson-Thomas, a married person as recorded on the 1st day of December, 2005 in Instrument No. 20051201-0144435; Probate Docket No. 10P491 and Warranty Deed from Paul Klapper and wife, Nancy Klapper to Carla McCann-Johnson, unmarried as recorded on the 31st day of May, 1994 in Deed Book 9360, Page 29, in the Register's Office of Davidson County, Tennessee.

Carla McCann-Johnson AKA Carla M. Johnson-Thomas having died intestate on December 7, 2009 in Davidson County, Tennessee, and being survived by heirs Lloyd Regis Johnson, Mark H. McCann, Sr., Alesia M. Bogus, Kyna Mitchell and Mark H. McCann, Jr. per "Petition for Appointment of Administrator" filed March 29, 2010 please see also Probate Case No. 10P-491 in the Seventh Circuit Court for Davidson County, Tennessee.

Lloyd Regis Johnson having conveyed his interest to Mark H. McCann, Sr. (also known as Mark McCann) as recorded on the 26th day of November, 2013 in Instrument No. 20131126-0121454.

Being the same property conveyed to Mark H. McCann, Sr. by Quitclaim Deed from Mark H. McCann, Sr., Alesia M. Bogus, Kyna Mitchell and Mark H. McCann, Jr. as recorded on February 25th, 2014 in Instrument No. 20140225-0016130, in the Register's Office of Davidson County, Tennessee.

Property is not marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PONTOTOC SUBDIVISION, as recorded in Plat Book 547, Page(s) 113.

This is improved property located at 2105 Pontotoc Ave Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2014.

Mark H. McCann Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark H. McCann Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015