BILL GARRETT, Davidson County
Trans:T20140034224 DEEDWARR
Recvd: 05/16/14 10:04 2 pgs
Fees:13.00 Taxes:233.10
20140516-0042121

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is 63,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2014.

Notary Public

My commission expires: SEP 2 0 2015

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A & G PROPERTIES, LLC	**NEW OWNER**	**042110B05800CO**
613 COLONY TRACE DR	**SAME**	
MADISON, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

MICHELLE DAWN MCCORMACK, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A & G PROPERTIES, LLC

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 Unit No. 613 of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit
as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit B of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC, BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA, N.A., DATED 01/09/2014 AND RECORDED ON 03/03/2014 IN INSTRUMENT NUMBER 20140303-0017568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $EXEMPT.

ALSO BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED 09/05/2013 AND RECORDED ON 09/11/2013 IN INSTRUMENT NUMBER 20130911-0095686, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO WILLIAM KANE, UNMARRIED, BY DEED FROM FRANCIS J. BURNETT, UNMARRIED, DATED 02/25/1994 AND RECORDED ON 03/04/1994 IN BOOK 9268, PAGE 13, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MICHELL DAWN MCCORMACK, MARRIED BY CASH DEED AS RECORDED ON THE 16 DAY OF MAY, 2014 IN INSTRUMENT NO. 20140516-0042119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JIM MCCORMACK HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 613 COLONY TRACE DR, MADISON, TN 37115.

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 in 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/our hand(s) this 13th day of May, 2014.

Michelle Dawn McCormack by JM POA
MICHELLE DAWN MCCORMACK
BY: JIM MCCORMACK
HER ATTORNEY IN FACT

JIM MCCORMACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JIM MCCORMACK AS AN INDIVIDUAL , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2014.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **JIM MCCORMACK** to me known to be the person who executed the foregoing instrument in behalf of **MICHELLE DAWN MCCORMACK** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **MICHELLE DAWN MCCORMACK**.
Witness my hand, at office, this 13th day of May, 2014.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County