BILL GARRETT, Davidson County
Trans:T20150029920 DEEDWARR
Recvd: 04/21/15 09:43 2 pgs
Fees:13.00 Taxes:407.00
20150421-0035333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 110,000.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2015.

Notary Public

My commission expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LULA L. COX	**New Owner**	**042110A04900CO**
1049 HERITAGE DR		
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, A MARRIED WOMAN

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

LULA L. COX , UNMARRIED

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:

A part of Heritage Village Condominium tract as shown per Plat made Exhibit One hereto of record in Plat Book 4955, Page 55, of the Register's Office for Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1049 on the said Section Plat together with the Carport Designated Number 1049, a Family Unit Type No., as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, Page 179, as amended in Book 4808, Page 829 and in Book 5102, Page 383, of the Register's Office of Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE DAWN MCCORMACK, A MARRIED WOMAN, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., DATED 09/26/2014 AND RECORDED ON 10/06/2014 IN INSTRUMENT NUMBER 20141006-0092237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SPOUSE, HEIRS AND/OR ASSIGNS.**

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 1049 HERITAGE 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 17th day of April, 2015.

MICHELLE DAWN MCCORMACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHELLE DAWN MCCORMACK, A MARRIED WOMAN, 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 17th day of April, 2015.

Notary Public

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

My Commission Expires: 8/18/18