Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of June 2015.

Notary Public
My commission expires 11-6-17

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 06/25/15 11:31 3 pgs
Fees:18.00 Taxes:776.63
20150625-0061189

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua McCormack 3148 Hidden Creek Dr. Cane Ridge, TN TN 37013	First National Bank of McMinnville 1608 Williams Drive #301 Murfreesboro, TN 37129	173160A04100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Erin R. Behrens , a married woman and f/k/a Erin R. Ekberg hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Joshua McCormack and wife Kristen McCormack hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 26 on the Plan of Hidden Creek Phase 1 Section 1, Phase 2 and Phase 3 Section 1, a Planned Unit Development of record in Instrument No. 20030213-0020016 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin R. Ekberg n/k/a Erin R. Behrens, a married woman by deed from Victor Izquierdo and Marina Zuniga by deed of record in Instrument No. 20131210-0125115 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hidden Creek Phase 1, Section 1, Phase 2 and Phase 3 Section 1 of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020514-0059176 and amended in No. 20050308-0025065; 20030313-0033781; 20060828-0105537; 20060828-065538; and 20090408-0084135 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 3148 Hidden Creek Dr., Cane Ridge, TN, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 23rd day of June, 2015.

Erin R. Behrens by John P. Behrens atty. in fact
Erin R. Behrens, by John P. Behrens
Her Attorney-in-fact

John P. Behrens, who joins in this conveyance for the sole purpose
Of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John P. Behrens, the bargainor(s), 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 Brentwood, Tennessee, this 23rd day of June, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2015 before me personally appeared John P. Behrens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Erin R. Behrens acknowledged that such person executed the same as the free act and deed of Erin R. Behrens.

Notary Public

My Commission expires 2/25/19

FILE NO: 08900

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17