WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086784 DEEDWARR
Recvd: 10/12/15 15:16 2 pgs
Fees:13.00 Taxes:925.00
20151012-0103734

File No.: ALW-15-2126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC CLEMMONS OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2018

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam C. Eakes and Kristina Lasley	Franklin American Mortgage Company	097-00-0-004
(NAME)	(NAME)	
1900 Richard Jones Road, Apt U4	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LOUIS C. MCCORMICK AND ANGELA M. MCCORMICK, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ADAM C. EAKES AND KRISTINA LASLEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 418, SECTION 1, PHASE 4E, VILLAGES OF RIVERWOOD, as shown on plat of record in Instrument No. 20140210-0011584, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Beazer Homes Corp. to Louis C. McCormick, and wife and Angela M. McCormick, husband and wife, as recorded on the 17th day of September, 2014 in Instrument No. 20140917-0085113; Special Warranty Deed from Brown's Farm, a Tennessee General Partnership to Beazer Homes Corp., a Tennessee corporation, as recorded on the 8th day of January, 2010 in Instrument No. 20100108-0001964; Special Warranty Deed from Brown's Farm, a Tennessee General Partnership to Beazer Homes Corp., a Tennessee corporation, as recorded on the 8th day of January, 2010 in Instrument No. 20100108-0001963; Special Warranty Deed from Chris Pardue, an individual to Beazer Homes Corp., a Tennessee corporation, as recorded on the 22nd day of December, 2008 in Instrument No. 20081222-0122060 and Special Warranty Deed from Brown's Farm, a Tennessee General Partnership to Beazer Homes Corp., a Tennessee corporation, as recorded on the 22nd day of December, 2008 in Instrument No. 20081222-0122059, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2126 River Overlook Drive, Hermitage, TN 37076

(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) that we are lawfully seized 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; 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 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/our hand(s) this 25th day of September, 2015.

Louis C. McCormick

Angela M. McCormick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis C. McCormick and Angela M. McCormick, the within named bargainor, 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 and official seal, this the 25th day of September, 2015.

Notary Public
My Commission Expires:

(SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171