Davidson County DEEDWARR Recvd: 03/07/16 13:59 3 pgs Fees:18.00 Taxes:725.20 **20160307-0021671**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$196,000.00~~ Affiant Subscribed and sworn to before me, this 7th DAY OF March, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
WARRANTY DEED RB16-2061	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Sanders	Simmons First	
2061 Stanford Village Drive	(NAME) 7114 Hwy 70 South Ste 105	
(ADDRESS) Antioch, TN 37013-4427	(ADDRESS) Nashville, TN 37221	173-11-0A-019-00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBYN MCCORMACK, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY A. SANDERS, SINGLE WOMAN, 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 No. 33 on the Plan of Section One, Stanford Village of record in Plat at Instrument Nos. 20000204-0012060 and 20000204-0012061, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robyn McCormack, an unmarried person by Warranty deed from Vanessa B. Long of record in Instrument No. 20080702-0068496 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 02, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 11263, Page 503; Book 9466, Page 794; and Book 2590, Page 545; Book 2379, Page 637 and in Book 2740, Page 181; Book 4218, Page 425 and in Book 4229, Page 43; Book 11493, Page 254; Instrument Number 20000204-0012060 and in Instrument Number 20000204-0012061, Instrument Number 20000228-0019107, as amended in Instrument Number 20000301-0020280, Instrument Number 20000203-0011283, Instrument Number 20010319-0026310, Instrument Number 20020123-0009420, and Instrument Number 20041108-0134204, Instrument Number 20000217-0016311, Instrument Number 20000217-0016310, Instrument Number 20040422-0045791 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2061 Stanford Village Drive , Antioch, Tennessee 37013-4427
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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 7th day of March, 2016.

Robyn McCormack

STATE OF Tennessee
COUNTY OF Davidson

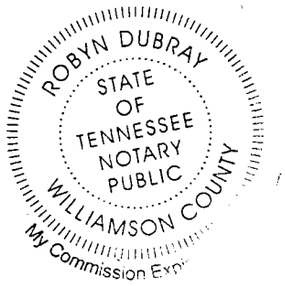
On this the 7th day of March, 2016, before me personally appeared Robyn McCormack, an unmarried person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of March, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/18

