STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $189,900.00.

Stacey Denson Palmer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of March, 2016.

NOTARY PUBLIC

My commission expires: 12.22.19

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

BILL GARRETT, Davidson County
Trans:T20160022257 DEEDWARR
Recvd: 03/18/16 10:30 2 pgs
Fees:13.00 Taxes:702.63
20160318-0025801

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benjamin Pirmann and Brooke Wellman (NAME)	Ameris Bank (NAME)	08608001900
1464 Autumn Knoll (ADDRESS)	1800 Parkway Pl. Suite 820 (ADDRESS)	
Hermitage, TN 37076	Marietta, GA. 30067	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James McCormick and Tammy McCormick, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Benjamin Pirmann and Brooke Wellman, as joint tenants**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 132, Plan of Jackson's Retreat, Phase III, as shown on plat of record in Plat Book 5200, Page 517 and 518, 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 to James McCormick, unmarried by deed from Robert T. Hinton and wife, Dawn W. Hinton, dated 04/30/2007, of record in Instrument No. 20070502-0052572, Register's Office of Davidson County, Tennessee.

The said Tammy McCormick joins in this conveyance to waiver any marital interest she has in said property.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 1464 Autumn Knoll, Hermitage, TN 37076.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same

is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of March, 2016.

James McCormick

Tammy McCormick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James McCormick and Tammy McCormick, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2016.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066