6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088027 DEEDWARR
Recvd: 10/06/16 09:38 2 pgs
Fees:13.00 Taxes:952.75
20161006-0105681

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregory H. McCormack and Courtney L. McCormack	**Primelending, a Plainscapital Company**	072 10 0 267.00
(NAME)	(NAME)	
2311 Scott Ave.	**17330 Preston Road, Ste 160B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Dallas, TX 75252**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars ($257,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lynn D. Shelton, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Greg H. McCormack and Courtney L. McCormack, husband and wife**, 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:

Land in Davidson County, Tennessee being known as Lot 2 of the Re-Subdivision of the Plan of Montgomery Heights as of record at Document Number 20050928-0116189 dated 09-06-2005, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lynn D. Shelton by Warranty Deed from Roger W. Evans and wife Gloria A. Evans dated September 30, 2005 and recorded October 5, 2005 as Instrument No. 200510050119849, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 2311 Scott Ave., Nashville, TN 37216

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, has 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 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 our hands this 3rd day of oct, 2016

Lynn D. Shelton

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lynn D. Shelton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2016.

Nauzie Karami

Notary Public

My Commission Expires: 12·6·16

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: NAT-162957SSO