(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

30549-5

Box 14

WARRANTY DEED

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$775,000.00.**

Affiant

Subscribed and sworn to before me, this the **6th** day of **April, 2018.**

Elizabeth Harland Willis
Notary Public

My commission expires:
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 77633 **DEEDWARR**
04/10/2018 09:33:38 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20180410-0033562

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allison Edwards	**New Owner(s)**	**105-01-0-156.00**
1304 Gartland		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

McCormick Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Edwards

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 51 on the Plan of B.F. Shield's Heirs Addition to Nashville, of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to McCormick Properties, LLC, by Deed dated March 7, 2013 from Noble Properties, Inc., of record in Instrument No. 20130319-0027218, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan of record in Plat Book 57, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **1007 15th Avenue South, Nashville, TN 37212**

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 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, her 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 **6th** day of **April, 2018.**

McCormick Properties, LLC, a Tennessee limited liability company

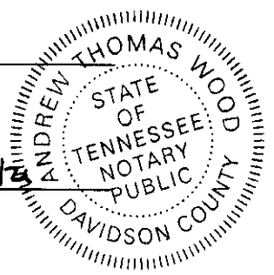
By: _____
Lee McCormick, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lee McCormick, President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the **President** of **McCormick Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Lee McCormick** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **6th** day of **April, 2018.**

_____
Notary Public



My Commission Expires: 11/9/21