Karen Y Johnson Davidson County
Batch# 141118 DEEDWARR
09/17/2018 10:40:45 AM 2 pgs
Fees: $13.00 Taxes: $937.95
20180917-0091861

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180800375

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of September, 2018

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lucas G. Fleming **1115 Massman Drive** **Nashville, TN 37217**	**SAME**	**107-09-095.00**

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

Roger E. McCormick, A single man

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

Lucas G. Fleming, a single man

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 Lot No. 35 on the Plan of Patricia Heights, Section I, of record in Book 2331, page 130 and 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 81.9 feet on the southerly side of Massman Drive and runs back between lines 210.6 feet on the easterly line and 166.5 feet on the westerly line to a line in the rear which measures 153.3 feet

BEING the same property conveyed to Roger Edward McCormick, by Quitclaim Deed from Doyle Wayne McCormick and Linda Gayle Jones, dated 11/10/16 and recorded 11/15/16 in Instrument No. 20161115-0120372, in the Register's Office of Davidson County, Tennessee and being the same property conveyed to Roger Edward McCormick, a single person by Quit Claim Deed from Mark Alan McCormick, a single person, dated 9/4/18 and recorded 9/5/18 in Instrument Number 20180905-008745, said Register's Office.

ALSO BEING the same property previously conveyed to Floyd E. McCormick and wife, Inez S. McCormick, by Warranty Deed from Harland B. Williams and wife, Lois A. Williams, dated 7/9/1969 and recorded 7/29/1969 in Book 4353, page 466, Register's Office for said County. Inez McCormick predeceased Floyd McCormick who died on May 2, 2015. Pursuant to the Order for Probate, No. 16P-1750, title is now vested in Doyle Wayne McCormick, Roger Edward McCormick and Linda Gayle Jones, recorded in Instrument No. 20161104-0117120, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1115 Massman Drive, Nashville, TN 37217**
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, 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 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 14th day of September, 2018.

Roger E. McCormick

Roger E. McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger E. McCormick the bargainor(s) 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 at Nashville, Tennessee, this 14th day of September, 2018.

Commission Expires:_____

Gail C. Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022