31300-5

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$665,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of **November, 2018.**

Notary Public

My commission expires:

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 156887 **DEEDWARR**
11/05/2018 03:12:07 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20181105-0109684

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
Lisa Anne Bastarache and Edwin Floyd Willmore	Guaranteed Rate, Inc.	**105-01-0-148.00**
1626 Shelby Avenue	3940 N. Ravenswood Avenue	
Nashville, TN 37206	Chicago, IL 60640	

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

Lisa Anne Bastarache and Edwin Floyd Willmore, wife and husband

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 the southerly part of Lot No. 105 in Subdivision of Lots Nos. 74, 75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, in the Register's Office for Davidson County, Tennessee, and the southerly corner of Lot No. 44 in the B.F. Shields and wife's Plan of Lots, of record in Book 57, page 31, in said Register's Office, described together as follows:

BEGINNING on the westerly margin of 15th Avenue, formerly Bowles Street, at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots, 140.6 feet to the BEGINNING.

BEING the same property conveyed to McCormick Properties, LLC, by Deed from Thomas W. Madron, and wife, Beverly B. Madron, of record in Instrument No. 20150102-0000178, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Plat Book 21, page 83 and 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 Grantor(s) herein and subsequent years not yet due and payable

This is improved property, known as **1023 15th Ave S, 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 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 my/our hand(s) this **1st** day of **November, 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 **1st** day of **November, 2018.**

_____

Notary Public

My Commission Expires: 11/8/21

