WARRANTY DEED

Karen Johnson Davidson County
Batch# 235631 DEEDWARR
05/29/2019 10:13:23 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190529-0050537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/06/23 (AFFIX SEAL)

Susan Hughes State of Tennessee Notary Public Williamson County My Commission Expires March 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian McCormack and Emily A. McCormack	Atlantic Union Bank	
(NAME)	(NAME)	
624 Vivian Drive	1800 Robert Fulton Drive	161-06-0-122.00
(ADDRESS)	Suite 350 (ADDRESS)	
Nashville, TN 37211	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **EULA MAE J. LYLES A/K/A EULA MAI LYLES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN MCCORMACK AND EMILY A. 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:

Being Lot No. 203 on the Plan of Huntington Park, Section II, as of record in Book 4175, Page 108, Register's Office of Davidson County, Tennessee.

Said Lot No. 203 fronts 80 feet on the Northerly side of Vivian Drive and extends back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Grover Cleveland Lyles and wife, Eula Mae J. Lyles by Warranty Deed from Atlas Construction Company, recorded on the 29th day of February, 1972 in Deed Book 4580, Page 34, in the Register's Office of Davidson County, Tennessee. Grover Cleveland Lyles died on August 30,1990, leaving Eula Mae J. Lyles as sole surviving Tenant by the Entirety. Eula Mae J. Lyles and Eula Mai Lyles are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 624 Vivian Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 22 day of May, 2019

Eula Mai Lyles by Cheryl Green Andrews

EULA MAI LYLES, BY; CHERYL GREEN ANDREWS,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of May, 2019, before me personally appeared Cheryl Green Andrews, to me known to be the person who executed the foregoing instrument on behalf of Eula Mai Lyles and acknowledged that she executed the same as the free act and deed of Eula Mai Lyles.

Witness my hand and official seal this 22 day of May, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public