FILE BOX 45

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $193,500.00

Melissa R. White
Affiant

Subscribed and sworn to before me, this 22nd day of August, 2005.

Notary Public

My commission expires: 1.27.07

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 08/24/05 12:16 2 pgs
Fees:13.00 Taxes:715.95

20050824-0101025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kirk Holtgrewe	**Countrywide Home Loans**	**Map 87-9, Parcel 63**
108 Nancy Court	**4500 Park Granada**	
Hermitage, TN 37076	**Calabasas, CA**	

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 ACKNOWLEDGE, WE,

Joe D. Creecy and wife, Janay N. Creecy

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

Kirk Holtgrewe, an unmarried 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. 8 on the Plan of New Hope Estates, Phase One, as shown on plat of record in Plat Book 9700, page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joe D. Creecy and wife, Janay N. Creecy, by Warranty Deed, from Keith E. Battle and wife, Elizabeth A. Battle, of record in Book 11631, page 461, Dated August 13, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 319, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11665, page 811 and Instrument # 20000322-0029281, Register's Office for DAVIDSON County, Tennessee.
Private Road Easement of record in Book 221, page 384, Register's Office for DAVIDSON County, Tennessee.
20 Foot Sewer Easement of record in Book 8152, page 371 and Book 9550, page 330, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 6909, page 840, Register's Office for Davidson County, Tennessee.
Sewer Easement to Cumberland Utility District and First Suburban Water Utility District of record in Book 7216, page 477, Book 8111, page 562 and Book 8111, page 567, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 108 Nancy Court, Hermitage, TN 37076.

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 in 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.

FILE BOX 45

Witness my/our hand(s) this 22nd day of August, 2005.

Joe D. Creecy

Janay N. Creecy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Joe D. Creecy and wife, Janay N. Creecy, the within named sellers, 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, at office, this 22nd day of August, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **05488-JM**
RECORD & RETURN TO:

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