This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080422

Davidson County DEEDWARR
Recvd: 10/17/08 10:10 2 pg
Fees:13.00 Taxes:369.63
20081017-0104434

**Send Tax Bills To:**
Suntrust Mortgage
Po Box 57028
Irvine CA 92619-7028

**New Owner is:**
Linda M. Sprinkle
678 Dutchmans Drive
Hermitage, TN 37076

MAP: 075-08-0

PARCEL: 234.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Creecy, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Linda M. Sprinkle, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 7A on the Zone Lot Division of Lots 7, 8, 9, 10 and 11 on the Plan of Hunters Hill Subdivision, Section 1, of record in Plat Book 6250, page 625, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Creecy and Russell Bowlin, by Cash Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated 6-30-08 and recorded 7-3-08 in Instrument No. 20080703-0068828, and being further conveyed to Robert Creecy, unmarried, by Quitclaim Deed from Russell Bowlin, unmarried, dated 7-3-08 and recorded 7-15-08 in Instrument No. 20080715-0072447, in the Register's Office of Davidson County, Tennessee..

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **678 Dutchmans Drive, Hermitage, TN 37076**

RC

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of October, 2008.

GRANTOR(S):

**ROBERT CREECY**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT CREECY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 16th day of October, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$99,900.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 16 day of October, 2008.

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**NOTARY PUBLIC**
My commission expires: May 2, 2010