This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6090071

Davidson County DEEDWARR
Recvd: 04/27/09 10:43 3 pgs
Fees:18.00 Taxes:458.80
20090427-0037578

Send Tax Bills To:
Countrywide Bank
3011 Armory Dr # 120
Nashville, TN 37204

New Owner is:
Mary I. Hatcher
2729 Riverbend Drive
Nashville, TN 37214

MAP: 062-02-0A

PARCEL: 010.00

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 **Mary I. Hatcher,** unmarried person, 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:

Being Lot No. 76-A on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Plat Book 6250, pages 996 & 997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Creecy, unmarried, by Quitclaim Deed from Russell Bowlin, unmarried, dated 12-12-08 and recorded 12-15-08 in Instrument Number 20081215-0119936; and previously conveyed to Robert Creecy and Russell Bowlin, by Warranty Deed from The Secretary of Housing and Urban Development of Washington, D.C. dated 11-17-08 and recorded 12-4-08 in Instrument Number 20081204-0117588, 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.

This is **improved** property known as: 2729 Riverbend Drive, Nashville, TN 37214

RC by RB
Sellers Initials A-I-F

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 21st day of April, 2009.

GRANTOR:

by Russell Bowlin his attorney-in-fact

Robert Creecy by Russell Bowlin, his Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Russell Bowlin**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Robert Creecy,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20090427-0037577, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 21st day of April, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2011

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

SWORN TO and subscribed before me this 21st day of April, 2009.

NOTARY PUBLIC
My commission expires: 9/17/2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy S

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

