WARRANTY DEED

G-KW-10-4505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. McGee	Jennifer A. McGee	
4505 Harding Pike, #73E	4505 Harding Pike, #73E	
Nashville, TN 37205	Nashville, TN 37205	116-3-A-65.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT CREEL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER A. MCGEE , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APT. 73E, ROYAL OAKS TOWER, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 189, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED IN BOOK 4728, PAGE 756, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT CREEL BY WARRANTY DEED FROM ELIZABETH ANNE DANIEL, A SINGLE WOMAN, RECORDED ON THE 26TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071226-0147028, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4300, PAGE 201 AND PLAT BOOK 4460, PAGE 189, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 4728, PAGE 756; MASTER DEED OF RECORD IN BOOK 4710, PAGE 901, AS AMENDED BY INSTRUMENTS OF RECORD IN BOOK 4798, PAGE 813 AND INSTRUMENT NO. 20070124-0009971; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 3958, PAGE 152; EASEMENT FOR DRIVEWAY OF RECORD IN BOOK 4668, PAGE 986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 4505 Harding Pike, #73E, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100057448 DEEDWARR
Recvd: 09/13/10 14:35 2 pgs
Fees:13.00 Taxes:370.00

20100913-0072734

RC

Witness my/our hand(s) this 10th day of September, 2010.

Robert Creel

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Creel, the within named bargainor, 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 and official seal, this the 10th day of September, 2010.

Notary Public

My Commission Expires: 9-28-10

(SEAL)

EILEEN M HEIM
NOTARY
PUBLIC
FORSYTH CO., GEORGIA

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903