Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

39-B
File #12-1251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eva B. Credie, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew P. Terrell, unmarried and Daniel J. Terrell, married, as tenants in common** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 55 on the Revised Plan of Hillwood Terrace Subdivision, Section II, as of record in Book 3300, Page 73, Register's Office for said County.

Said Lot No. 55 fronts 92.0 feet on the northerly margin of Brookwood Terrace and extends back between parallel lines 217.5 feet to a dead line in the rear, measuring 92.0 feet thereon.

Being the same property conveyed to Eva B. Credie by Warranty Deed from Faye S. Mewes, dated 9-29-98 of record in Book 11154, Page 918, Register's Office, Davidson County, TN. Eva B. Credie and Eva P. Credie are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 62 Brookwood Terrace, Nashville TN, 37205.

This instrument is being executed pursuant to that certain Power of Attorney executed by Eva P. Credie of record as Instrument No. 20120730-0067051 in the Register's Office for Davidson County, Tennessee.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2012.

Eva B Credie

Eva B. Credie by Patrice C. Kunce,
Her Attorney-in-Fact

by Patrice C Kunce
Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20120059311 DEEDWARR
Recvd: 08/09/12 14:33 2 pgs
Fees:13.00 Taxes:777.00

20120809-0071256

State of Virginia
County of Loudoun

On this the 27th day of July, 2012, before me personally appeared Patrice C. Kunce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eva P. Credic acknowledged that such person executed the same as the free act and deed of Eva P. Credic.

Meggan Culp
Notary Public

My commission expires: Nov. 30, 2013

MEGGAN CULP
Notary Public
Commonwealth of Virginia
My Commission Expires November 30, 2013
Commission ID# 7278619

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Mitchell A Watts
Affiant

Sworn and subscribed before me on this the 31st day of July, 2012.

Lindsey Shope
Notary Public

LINDSEY SHOPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My Commission Expires: 5/3/16

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Andrew P. Terrell P.O. Box 158313 Nashville, TN 37215	New Owner	103-14-19