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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12091894**<br><br>BILL GARRETT, Davidson County<br>Trans:T20120069334 DEEDWARR<br>Recvd: 09/14/12 13:01 2 pgs<br>Fees:13.00 Taxes:1350.50<br>20120914-0083648 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $365,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this13th day of September, 2012.<br><br>Notary Public<br>My Commission Expires: _____<br><br>CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.<br>MY COMMISSION EXPIRES: March 3, 2015 |

## WARRANTY DEED

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| Address New Owner:<br>James T. Creech<br>4912 Aviemore Dr<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161-1-B-320.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Seibels and Virginia A. Seibels, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James T. Creech and spouse Maria Creech**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 102, ABERDEEN WOODS, PHASE ONE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 739, 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 William T. Seibels and Virginia A. Seibels by Warranty Deed from F. Jeffrey Sholey and Angela D. Sholey, recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083536, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABERDEEN WOODS, PHASE ONE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 739.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions together with By-laws, rules, regulations, etc., for Aberdeen Woods recorded in Book 10790, Page 189, amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436. Amendment to By-laws in Instrument Nos. 20030221-0023491, 20030221-0023492 and 20030730-0108227 and any future amendments thereto.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

Easement to Electric Power Company, recorded in Book 2595, Page 563.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 10611, Page 153 and Book 7086, Page 401.

Stormwater Detention Agreement recorded in Book 10644, Page 324.

This is improved property located at 4912 Aviemore Dr Nashville TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 13th day of September, 2012.

William T. Seibels

Virginia A. Seibels

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Seibels and Virginia A. Seibels, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2012

Notary Public

My Commission Expires: _____

