BILL GARRETT, Davidson County
Trans:T20120085357 DEEDWARR
Recvd: 11/08/12 08:27 2 pgs
Fees:13.00 Taxes:555.00

20121108-0103037

Bill Garrett
Davidson County Register of Deeds

Notary Seal present, but could not be reproduced.

WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/8/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Derr, single woman	Farmington Financial Group, LLC (NAME)	02200013200
3299 Union Hill Road (ADDRESS)	2002 Richard Jones Road, Ste. 300A (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John F. Creek and wife, Linda W. Creek, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Katherine Derr, single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A LOAN SURVEY MADE BY RAGAN-SMITH & ASSOC., INC., DATED JULY 2, 1976, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CLAY LICK ROAD, SAID POINT BEING THE SOUTHWESTERLY FRONT CORNER OF PROPERTY CONVEYED TO REBECCA GROVE BY DEED OF RECORD IN BOOK 4816, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING CLAY LICK ROAD AND WITH THE WESTERLY LINE OF THE GROVE PROPERTY NORTH 7 DEGREES W 130 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE NORTHWESTERLY REAR CORNER OF THE GROVE PROPERTY; THENCE WITH THE NORTHERLY LINE OF THE GROVE PROPERTY NORTH 86 DEGREES EAST 173 FEET TO GROVE'S NORTHEASTERLY REAR CORNER; THENCE WITH GROVE'S EASTERLY LINE SOUTH 29 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY REAR CORNER OF THE LAND CONVEYED TO CHARLIE N. HUNTER, BY DEED FOR RECORD IN BOOK 3223, PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH HUNTER'S NORTHERLY LINE AND CONTINUING WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO JOHN W. TUCKER BY DEED OF RECORD IN BOOK 4063, PAGE 778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 75 DEGREES EAST 310.6 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF PROPERTY CONVEYED TO BORDEN P. MCNEILL BY DEED OF RECORD IN BOOK 3340, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH MCNEILL'S WESTERLY LINE AND IN A NORTHERLY DIRECTION 18 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY REAR CORNER OF THE MCNEILL PROPERTY; THENCE WITH MCNEILL'S NORTHERLY LINE AND IN A NORTHEASTERLY DIRECTION 103.5 FEET TO A POINT, THE NORTHEASTERLY REAR CORNER OF THE MCNEILL PROPERTY; THENCE SOUTH AND WITH MCNEILL'S EASTERLY LINE 20 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE NORTHWESTERLY REAR CORNER OF THE PROPERTY CONVEYED TO JIMMY D. ENNIS BY DEED OF RECORD IN BOOK 4128, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH ENNIS'S NORTHERLY LINE SOUTH 86 DEGREES EAST 100 FEET TO A POINT IN THE WESTERLY LINE OF THE PROPERTY CONVEYED TO R.C. RIDLEY BY DEED OF RECORD IN BOOK 1677, PAGE 243, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH RIDLEY'S WESTERLY LINE, NORTH 4 DEGREES 21' EAST 462.5 FEET TO A POINT IN THE SOUTHERLY LINE OF PROPERTY CONVEYED TO W. H. MADDOX BY DEED OF RECORD IN BOOK 805, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH MADDOX'S SOUTHERLY LINE THE FOLLOWING CALLS AND DISTANCES: NORTH 85 DEGREES W 221 FEET TO A POINT; SOUTH 23 DEGREES 15' WEST 345 FEET TO A POINT; SOUTH 87 DEGREES WEST 668 FEET TO A POINT IN THE EASTERLY MARGIN OF UNION HILL ROAD, SAID POINT ALSO BEING MADDOXS SOUTHWESTERLY CORNER;

WARRANTY DEED
(Continued)

THENCE WITH THE EASTERLY MARGIN OF UNION HILL ROAD, SOUTH 11 DEGREES EAST 354 FEET, MORE OR LESS, TO A POINT, THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET; THENCE AROUND SAID CURVE AND IN A SOUTHEASTERLY DIRECTION 27.5 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN OF CLAY LICK ROAD; THENCE WITH THE SAID MARGIN OF SAID ROAD, AND IN AN EASTWARDLY DIRECTION 225 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 7.71 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. CREEK AND WIFE, LINDA W. CREEK BY INSTALLMENT DEED FROM WILLIAM C. GIFFORD AND WIFE, SUE D. GIFFORD, OF RECORD IN BOOK 5897, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3299 Union Hill Raod, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 30th day of October, 2012.

John F. Creek

John F. Creek

Linda W. Creek

Linda W. Creek

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John F. Creek and wife, Linda W. Creek, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2012.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072