Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sharon K. Roberts 227 Cheswick Court Nashville, TN 37215	New Owner	131-5-C-227.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans: T20120094858 DEEDWARR
Recvd: 12/12/12 08:53 3 pgs
Fees: 18.00 Taxes: 1054.50
20121212-0114314

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Gerard B. Creagh and Ellen L. Creagh, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sharon K. Roberts, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 227, together with the appurtenant interest in the common elements of The Hillsborough condominiums, a horizontal property regime established by Master Deed, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerard B. Creagh and Ellen L. Creagh, husband and wife by Warranty Deed from Mercedes E. Jones, unmarried, dated November 16, 2007, filed November 20, 2007, in Instrument No. 20071120-0136042, Register's Office for Davidson County, Tennessee.

This is improved property located at: **227 Cheswick Court, Nashville, Tennessee 37215**

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Gerard B. Creagh, by Jessica Lascelle pursuant to a Power of Attorney executed by Gerard B. Creagh on November 28, 2012, of record in Instrument No. 20121212-0114311, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Ellen L. Creagh, by Jessica Lascelle pursuant to a Power of Attorney executed by Ellen L. Creagh on November 28, 2012, of record in Instrument No. 20121212-0114312, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **November, 2012.**

GRANTOR(S)

Gerard B. Creagh by Jessica Lascelle, his Attorney in Fact

Ellen L. Creagh by Jessica Lascelle, her Attorney in Fact

his attorney-in-fact

her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Jessica Lascelle with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Gerard B. Creagh and Ellen L. Creagh, as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **November, 2012.**

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013

EXHIBIT "A"
To
Warranty Deed

FROM: Gerard B. Creagh and Ellen L. Creagh, husband and wife

TO: Sharon K. Roberts, an unmarried individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jessica Lascelle

Jessica Lascelle, Affiant

Sworn to and subscribed before me this 28th day of November, 2012.

I.M.

Notary Public

My Commission Expires: _____

C. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013