6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130012159 DEEDWARR
Recvd: 02/13/13 08:40 3 pgs
Fees:18.00 Taxes:851.00

20130213-0014493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$230,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Greenwade	USAA Federal Savings Bank	**03900030900**
(NAME)	(NAME)	
6975 Old Hickory Blvd.	10750 McDermott Fwy	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patricia Gail Creech, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth R. Greenwade, and Molly Greenwade, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to Patricia Gail Creech, unmarried by deed dated November 6, 2003 from Billy L. Turner and wife, Barbara K. Turner of record in Instrument No. 20031107-0163727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Grant of Easement of record in Instrument No. 20130207-0012881, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **6975 Old Hickory Blvd., Whites Creek, TN 37189**

(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 hand this **11th day of February, 2013.**

Patricia Gail Creech

Patricia Gail Creech

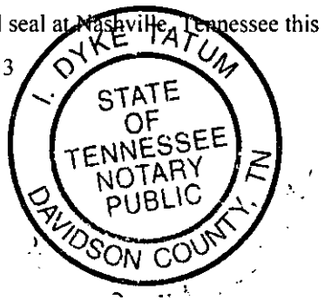
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Patricia Gail Creech, unmarried** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 2013.

Commission expires: May 6, 2013



I. Dyke Tatum Notary Public

Exhibit "A"

BEGINNING AT AN IRON PIN IN THE NORTHERLY BOUNDARY OF OLD HICKORY BOULEVARD, SAID POINT BEING 0.5 MILES TO THE INTERSECTION WITH WHITES CREEK PIKE; THENCE, NORTH 21 DEG. 13 MIN. 09 SEC. EAST 838.30 FEET TO AN EXISTING IRON PIN; THENCE NORTH 58 DEG. 35 MIN. 44 SEC. WEST 99.54 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 21 DEG. 17 MIN. 56 SEC. EAST 378.80 FEET TO AN EXISTING IRON PIN; THENCE, SOUTH 64 DEG 14 MIN. 06 SEC. EAST 59.77 FEET TO AN EXISTING IRON PIN; THENCE, SOUTH 17 DEG. 13 MIN. 06 SEC. EAST 250.02 FEET TO AN EXISTING IRON PIN; THENCE, SOUTH 43 DEG. 20 MIN. 01 SEC. EAST 279.21 FEET TO AN EXISTING IRON PIN; THENCE, SOUTH 28 DEG 35 MIN. 05 SEC WEST 992.46 FEET TO THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE, WITH THE MARGIN OF SAID ROADWAY NORTH 58 DEG. 39 MIN. 57 SEC. WEST 154.57 FEET TO THE POINT OF BEGINNING, CONTAINING 6.2.20 ACRES, MORE OR LESS BY SURVEY OF THOMAS H. ALLEY, R.L.S. NO. 922, DATED APRIL 11, 1997.