#7703

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

NEW OWNER:

Bradley D. Creacey
Katherine M. Creacey
219 Beverly Drive
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
Mortgage Research Center
DBA Veterans United Home Loans
1400 Veterans United Drive
Columbia MO
65203

FILE NO: 13-1253

Map 042 Group 15-0 Parcel 126.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140002497 DEEDWARR
Recvd: 01/13/14 10:45 3 pgs
Fees:18.00 Taxes:523.55
20140113-0003126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-One Thousand Five Hundred and 00/100 Dollars** ($141,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **MARY CECILIA KNIGHT, Successor Trustee in trust for the benefit of Hugh S. Martin, Jr. and Mary Martin, under the terms of the Martin Trust Dated 03/30/2001, a Revocable Living Trust** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRADLEY D. CREACEY AND KATHERINE M. CREACEY, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Blair Heights Subdivision, Section III, as of record in Book 2133, Page 104, Register's Office for said County. Said Lot No. 48 Fronts 164 feet on the easterly side of Beverly Drive and runs back between parallel lines 244 feet to a dead line.

Being the same property conveyed to Hugh S. Martin, Jr. and Mary Martin, Trustees in trust for the benefit of Hugh S. Martin, Jr. and Mary Martin, under the terms of the Martin Trust dated March 30, 2001, a Revocable Living Trust, by Quitclaim Deed from Hugh S. Martin, Jr. and Mary Martin, dated March 30, 2001, and of record Instrument No. 20010619-0064796, Register's Office for Davidson County, Tennessee. Also see Warranty Deed of record in Book 7074, Page 665. Hugh S. Martin, Jr. passed away on April 6, 2007 and Mary Martin passed away on June 30, 2013 leaving Mary Cecilia Knight as Successor Trustee UAD March 30, 2001.

This is IMPROVED property known as 219 Beverly Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9 day of **January, 2014**.

By: Revocable Living Trust of Hugh S. Martin, Jr. and Mary Martin

Mary Cecilia Knight, Trustee

By: Mary Cecilia Knight, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Mary Cecilia Knight, Trustee, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 9 day of January, 2014.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **141,500.00** .

AFFIANT

Sworn to and subscribed to before me 9th day of **January, 2014**.

NOTARY PUBLIC

My commission expires: _____

