WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056823 DEEDWARR
Recvd: 08/05/14 08:39 2 pgs
Fees:13.00 Taxes:523.55
20140805-0069988

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC — MISTY M. THOMPSON — WILLIAMSON COUNTY — My Commission Expires May 2, 2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis Cordero	CrossCountry Mortgage, Inc.	064-13-0-A-018.00 CO
(NAME)	(NAME)	
25 Loomis St.	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Cambridge, MA 02138	Brecksville, OH 44141	
(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, I, **Justin S. Cregan, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phyllis Cordero, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following land in Davidson County, Tennessee:

Being Lot Number 18, on the Plan of The Villages at Southfork, a Planned Unit Development, of record in Book 6900, page 482, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Justin S. Cregan, married, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated July 21, 2009, of record in Instrument No. 20090828-0080969, Register's Office for Davidson County, Tennessee.

Sheena Creegan, spouse of Justin S. Cregan, joins in the execution of this instrument for the purpose of conveying her interest, if any, marital or otherwise, in the above described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6900, page 482; Restrictions of record in Book 7390, page 454; Articles of Incorporation/ Charter of record in Book 7174, page 613 and Book 7536, page 745; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 613 Hardin Shire Drive, Old Hickory, TN 37138

(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 our hands this 31st day of July, 2014.

Justin S. Cregan

Sheena Cregan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Justin S. Cregan and Sheena Cregan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 31st day of July, 2014.

Notary Public

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

My Commission Expires: