WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-RR-15-1385

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark McCreedy and Annette McCreedy	**New owner**	
(NAME)	(NAME)	**12100002700**
2608 Brownwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SEUNG U. LEE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK MCCREEDY AND ANNETTE MCCREEDY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Abraham Waggoner, deceased, land as of record in Minute Book 'I', Page 303. County Court of Davidson County, Tennessee and described according to an unrecorded survey made by Raymond C. Binkley dated July 26, 1980, as follows:

BEGINNING at a point in the Northerly margin of Pleasant Hill Road, said point being the Southeast corner of the property conveyed to Robert T. McNaron, et ux by deed of record in Book 5640, Page 476, Register's Office for Davidson County. Tennessee; thence North 1 1 deg. 21' West 536.2 feet to a point; thence South 85 deg. 34' East 297.2 feet to an iron pi n in the Westerly margin of Pleasant Hill Road; thence in a Southerly direction along the Westerly margin of Pleasant Hill Road along a curve having a radius of 378.4 feet and a distance of 226.1 feet along Pleasant Hill Road to a point: thence South 13 deg. 30' East 110.3 feet to a point. the beginning of a curve having a radius of 781.1 feet a distance of I 08.8 feet to a point: thence South 21 deg. 29' East 157.1 feet to a point. the beginning of a curve leading into Pulley Road having a radius of 21.4 feel, a distance of 53.4 feet to a point in the Northerly margin of Pulley Road: thence North 56 deg. 58' West 55.53 feet to a point thence to a point the beginning of a curve. Having a radius of 302.5 feet, a distance of 167.9 feet along the Northerly margin of Pulley Road to the point of beginning.

Being the same property conveyed to Seung U. Lee and Vinod Shah, joint tenants in common with right of survivorship by Warranty deed from Eric Sox, married of record in Instrument No. 20080414-0037118 Register's Office for Davidson County, Tennessee, dated April 10, 2008 and recorded on April 14, 2008. Vinod Sha, having since died. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1385 Pleasant Hill Rd., Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150035685 DEEDWARR
Recvd: 05/08/15 10:39 2 pgs
Fees:13.00 Taxes:292.30
20150508-0042259

Witness my/our hand(s) this the 6th DAY OF MAY, 2015.

Seung U. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEUNG U. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212