BILL GARRETT, Davidson County
Trans:T20150062982 DEEDWARR
Recvd: 07/31/15 09:30 2 pgs
Fees:13.00 Taxes:742.59

20150731-0075555

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Hannah Creech 836 Lemont Drive Nashville, TN 37216	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	51-14-62

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nancy C. Kennedy and W. Michael Kennedy, wife and husband (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Hannah Creech, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Gra-Mar Acres, Section Five, as of record in Book 2330, page 19, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Nancy C. Kennedy and W. Michael Kennedy, wife and husband by Warranty Deed from Michael Nokes and Kerri Nokes, husband and wife of record in Book 10074, page 295, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the plan of Gra-Mar Acres, Section Five of record in Book 2330, page 19, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 2202, page 222, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 836 Lemont Drive, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,700.00.

Affiant

Subscribed and sworn to before me this 27th day of July, 2015.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 10/18/16

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of July, 2015.

Nancy C. Kennedy

W. Michael Kennedy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nancy C. Kennedy and W. Michael Kennedy, wife and husband with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 2015.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission expires: