WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Karen B. O'Hara
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 27 DAY OF 8, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Beth O'Hara	LEGACY HOME LOANS, LLC	
(NAME)	(NAME)	
4912 Aviemore Drive	4025 HILLSBORO RD, SUITE 601	161-1-B 32
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	NASHVILLE, TN 37215	
(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, **JAMES T. CREECH AND MARIA CREECH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN B. O'HARA, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Aberdeen Woods, Phase One, Section Two, of record in Plat Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James T. Creech and Maria Creech by deed from William T. Seibels and Virginia A. Seibels, husband and wife, of record in Instrument No. 20120914-0083648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Book 9700, Page 739, said Register's Office; Restrictive covenants of record in Book 10790, Page 189, Book 11303, Page 555, Book 11714, Page 843, and Instrument No. 20000203-0011436, said Register's Office; Bylaws of record in Instrument Nos. 20030221-0023491, 20030221-0023492, and 20030730-0108227, said Register's Office; Easements of record in Book 2592, Page 563, Book 10611, Page 153, Book 7086, Page 401, and Book 10644, Page 324, said Register's Office; and Charter of record in Book 10792, Page 896, said Register's Office.

This is improved x unimproved property, known as 4912 Aviemore Drive, Nashville, TN 37220
(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.

BILL GARRETT, Davidson County
Trans: T20150073953 DEEDWARR
Recvd: 08/31/15 14:26 2 pgs
Fees: 13.00 Taxes: 1628.00
20150831-0088230

Witness my hand this 27 day of August, 2015.

JAMES T. CREECH

MARIA CREECH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Creech and Maria Creech, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015