Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160058815 DEEDWARR
Recvd: 07/11/16 11:33 2 pgs
Fees:13.00 Taxes:1036.00
20160711-0070618

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0928

STATE OF TENNESSEE
COUNTY OF Wilson.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280, 000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of July, 2016

Notary Public
Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Greg Creel 1925 Hawks Nest Drive Nashville, TN 37076	movement Mortgage 8024 Calvin Hall Rd. Indian Land SC 29707	098-06-0A-245.00co

WARRANTY DEED

FOR AND IN 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/WE,

Donna Ruth Kelly, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory S. Creel, an unmarried man and Laura R. Schrader, an unmarried woman*

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 219 on the Final Plat of Phase Two, Section D, Bridgewater, of record in Instrument No. 20070419-0047123, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Donna Ruth Kelly, unmarried, by Warranty Deed from Brock A. Harris and wife, Kimberly A. Harris, dated 2/28/13 and recorded 3/1/13 in Instrument No. 20130301-0020624, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1925 Hawks Nest Drive, Nashville, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*joint tenants with right of survivorship

Dated this the 7th day of July, 2016.

Donna Ruth Kelly

Donna Ruth Kelly

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Mt. Juliet, Tennessee this 7th day of July, 2016.



Notary Public
My Commission Expires: 07/31/2019

(Notary Seal)