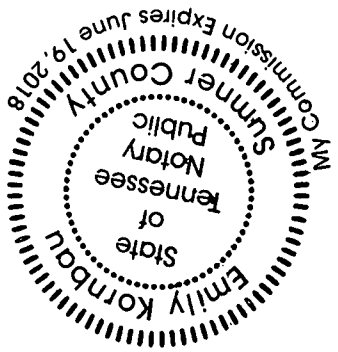
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of August, 2016,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: new owner	MAP-PARCEL NO(S).
Timothy Michael McCreight		075 07 0 268.00
(NAME)	(NAME)	
4341 Andrew Jackson Pkwy.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighteen Thousand Two Hundred Fifty And No/100 Dollars ($118,250.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Williams F. Sinclair, II and wife, Mary Ann Sinclair (fka Mary Ann Gutshall, an unmarried woman)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy M. McCreight, a single man**, hereinafter called the Grantee, his 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. 43-B, on the Plan of Zone Lot Division – Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, Rachel's Square, Section Two, of record in Plat Book 6250, Page 538-543 amending Plat Book 5200, Pages 623-625, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William F. Sinclair II, an unmarried man and Mary Ann Gutshall, an unmarried woman (now Mary Ann Sinclair, married), as joint tenants with right of survivorship by Warranty Deed from Courtney Lee Ann Turley, married dated August 30, 2013 and recorded September 4, 2013 as Instrument No. 20130904-0093311, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-164341SSO

BILL GARRETT, Davidson County
Trans:T20160077183 DEEDWARR
Recvd: 09/02/16 11:18 2 pgs
Fees:13.00 Taxes:437.53
20160902-0092569

unimproved ☐

This is improved ☒ property, known as 4341 Andrew Jackson Pkwy., Hermitage, 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 30th day of August, 2016.

Williams F. Sinclair, II

Mary Ann Sinclair

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Williams F. Sinclair, II and Mary Ann Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2016.

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-164341SSO