# WARRANTY DEED

Bill Garrett
Batch# 8545
10/04/2017 03:03:28 PM
Fees: $13.00 Taxes: $702.63

Davidson County
DEEDWARR
2 pgs

20171004-0101938

P-FSBO-17-1769

STEVEN RICHARDSON
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Turina Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-14-2020
(AFFIX SEAL)

**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) |
|---|---|---|
| **Turina Davis** | **SWBC Mortgage Corp.** | |
| (NAME) | (NAME) | **53-6-A-194.00CO** |
| **1769 Merritt St** | **9311 San Pedro, Ste. 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | **San Antonio, TX 78216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTOR S. CREECH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TURINA DAVIS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 194 on the Plan of Waterford, Phase 2, of record in Plat Book 7900, Pages 412 and 413, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Victor S. Creech by Warranty Deed from Gerald Smith, recorded April 22, 2010 in Instrument No. 20100422-0030363, Register's Office for Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 7900, Pages 412 and 413;
- Covenants, Conditions and Restrictions of record in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462 and Book 9530, Page 185;
- By Laws of record in Book 8715, Page 583 and Instrument No. 20090309-0020515;
- HOA Charter of record in Book 8711, Page 701;
- Conveyance of Open Space to Homeowner's Association of record in Book 8715, Page 590, Register's Office for Davidson County, Tennessee; and

- Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2017.

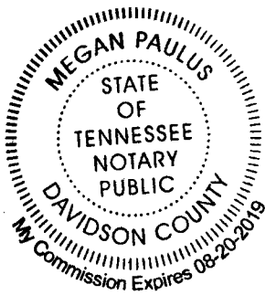
Victor S. Creech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR S. CREECH, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




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