Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1330

Bill Garrett Davidson County
Batch# 21104 DEEDWARR
11/02/2017 09:51:14 AM 2 pgs
Fees: $13.00 Taxes: $425.87
20171102-0112407

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy S. Creel and wife, Kathy Irons Creel** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melinda L. Vallem**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Clairmont, Phase Three, of record in Book 6050, page 410, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property of conveyed to Timothy S. Creel and wife, Kathy Irons Creel by Quitclaim Deed from Kathy Greene Creel, formerly known as Kathy Greene, dated June 4, 2013, of record in Instrument No. 20130605-0057219, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Greene by deed from Melissa Ann Prince, dated March 3, 2005, of record as Instrument No. 20050314-0027549, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 410 Claircrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of October, 2017.

Kathy Irons Creel
Kathy Irons Creel

Timothy S. Creel by Kathy Irons Creel
His Attorney in Fact
Timothy S. Creel by Kathy Irons Creel
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this 30th day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathy Irons Creel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

On this the 30th day of October, 2017, before me personally appeared Kathy Irons Creel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy S. Creel, acknowledged that such person executed the same as the free act and deed of Timothy S. Creel.

Notary Public

My commission expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115,100.00.

Affiant

Sworn and subscribed before me on this the 30th day of October, 2017.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:
Melinda L. Vallem
410 Claircrest Drive
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288-0544

TAX MAP-PARCEL #:
162-01-0B-057.00