return to:

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Climer	ABN AMRO	Map 117-15
(NAME)	(NAME)	
1635 Observatory Drive	1201 E Lincoln	Parcel 85
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Madison Heights, MI 48071	
(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, **WILBUR F. CREIGHTON, III AND PENELOPE CREIGHTON DEWELL, CO-TRUSTEES OF THE CREIGHTON FAMILY TRUST, AND WILBUR F. CREIGHTON, III AND PENELOPE CREIGHTON DEWELL, AS INDIVIDUALS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID H. CLIMER AND WIFE, REBECCA S. CLIMER,** 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. 14 on the Plan of Green Hills Subdivision of record in Book 547, page 128, 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 Leanora Allan Creighton by Quitclaim Deed from Wilbur F. Creighton, Jr. and wife, Leanora Allan Creighton, of record in Book 5154, page 943, said Register's Office. Leanora Allan Creighton has since died. Wilbur F. Creighton, Jr. was conveyed a life estate in said property in the Will of Leanora Allan Creighton which is of record in Book 7579, page 424, said Register's Office. Wilbur F. Creighton, Jr. has since died. Upon his death, the remainder interest in said property vested in Wilbur F. Creighton, III and Penelope Creighton Dewell, Co-Trustees of The Creighton Family Trust.

Wilbur F. Creighton, III and Penelope Creighton Dewell join in signing this Deed as individuals to convey any interest they may have in said property.

This conveyance is subject to: (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 547, page 128, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/29/05 15:56 3 pgs
Fees:18.00 Taxes:1383.80

20050329-0034069

unimproved ☐

This is improved ☒ property, known as 1635 Observatory Drive, Nashville, TN 37215

(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.

Witness my hand this 15th day of March, 2005.

Wilbur F. Creighton, III, Individually

The Creighton Family Trust

By: Wilbur F. Creighton, III, Co-Trustee

Wilbur F. Creighton, III, Co-Trustee

Penelope Creighton Dewell, Individually

The Creighton Family Trust

By Penelope Creighton Dewell, Co-Trustee

Penelope Creighton Dewell, Co-Trustee

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 Wilbur F. Creighton, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2005.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Wilbur F. Creighton, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of The Creighton Family Trust and who further acknowledged that he is authorized to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and seal this 15th day of March, 2005.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penelope Creighton Dewell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tampa, Florida this 9 day of March, 2005.

Commission expires:
12-6-2005

NOTARY PUBLIC STATE OF FLORIDA
Robert Young, III
Commission # DD 075395
Expires Dec. 6, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned notary public, Penelope Creighton Dewell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The Creighton Family Trust and who further acknowledged that she is authorized to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and seal this 9 day of March, 2005.

My Commission Expires: 12-6-2005

Notary Public

Robert Young, III
Commission # DD 075395
Expires Dec. 6, 2005
Bonded Thru
Atlantic Bonding Co., Inc.