Davidson County DEEDWARR
Recvd: 09/30/10 15:44 3 pgs
Fees:18.00 Taxes:814.00
20100930-0078087

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jonathan I. Creamer
1028 Matthews Avenue
Nashville, TN 37216

SEND TAX BILL:

Mortgagee

MORTGAGEE:

SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

MAP AND PARCEL:

061-11-0-319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sanjana Patel Stamm, f/k/a Sanjana Yashwant Patel, and husband, Thomas Jason Stamm**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Jonathan I. Creamer and wife, Sarah Stuart**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Lot No. 6 and Part of Lots 9 and 10 on the plan of McMahan's Subdivision of Maplewood, Plat Book 547, page144, said Plat being recorded as Instrument No. 20031028-0158423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sanjana Yashwant Patel and Thomas Jason Stamm, by deed from Joseph M. Buffler and James C. Payne, of record as Instrument No. 20050330-0034245, dated March 28, 2005, said Register's Office. The said Sanjana Yashwant Patel and Thomas Jason Stamm have since married and Sanjana Yashwant Patel is now known as Sanjana Patel Stamm.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1028 Matthews Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of September, 2010.

Sanjana Patel Stamm

Thomas Jason Stamm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sanjana Patel Stamm and Thomas Jason Stamm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of September, 2010.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY