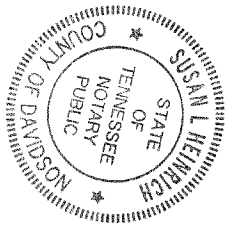
Davidson County	DEEDWARR
Recvd: 08/02/16 10:03	2 pgs
Fees:13.00 Taxes:1413.40	
20160802-0079520	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Sherrill Lynn Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/16/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Philip Creamer and Samantha Creamer	Philip Creamer and Samantha Creamer	061 16 0 011.00
(NAME) 1223 McAlpine Avenue	(NAME) 1223 McAlpine Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Two Thousand And No/100 Dollars ($382,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sherrill Lynn Davis, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Philip Creamer and Samantha Creamer, husband and wife**, 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 Nos. 6 & 7 on the Map of Chappell's Subdivision of Lot Nos. 21, 23, 25, 27, 29, 31, 33, 35 and 37, Monte Vista (Book 1130 page 11, Register's Office Davidson County, Tennessee) & parts of Lot Nos. 27 & 29 on the Map of Monte Vista (Book 421, page 143, Register's Office for Davidson County, Tennessee); and described according to a survey made by John Kohl & Company., dated February 25, 1985, as follows:

Beginning at a point in the north margin of McAlpine Avenue at the corner of Lot No. 5 and 6; thence with the line between said lots and said line extended northerly, passing the common northerly corner of Lot Nos. 5 and 6 at 170 feet in all 362 feet more or less to a point; thence easterly 105 feet to a point; thence southerly 362 feet more or less to the northerly margin of McAlpine Avenue; thence with the margin of McAlpine Avenue westerly 105 feet to the point of beginning.

Being the same property conveyed to Sherrill Lynn Davis, unmarried by Warranty Deed from Thomas C. Craven and wife, Helen Sue Craven dated June 14, 2001 and recorded June 18, 2001 as Instrument No. 20010618-0064384, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-163759FC

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.

unimproved ☐
This is improved ☒ property, known as 1223 McAlpine Avenue, Nashville, TN 37216

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 28th day of July 2016

Sherrill Lynn Davis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sherrill Lynn Davis, an unmarried womanthe within named bargainor, 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 28th of July, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-163759FC