WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

B-CB-18-1219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Samantha Creamer and Philip Creamer	**New owner**	
(NAME) **1223 McAlpine Ave**	Bill Garrett Davidson County Batch# 77014 **DEEDWARR** 04/06/2018 02:39:12 PM 2 pgs Fees: $13.00 Taxes: $758.50 20180406-0032697	**061-16-0-009.00**
(ADDRESS) **Nashville, TN 37216**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **BETTY G. LOAFMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA CREAMER AND PHILIP CREAMER, WIFE AND HUSBAND,** 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. 4 on the Plan of Map of Chappell's Subdivision of Lots No's. 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista of record in Plat Book 1130, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and part of Lot No. 25 on the Map of Monte Vista, of record in Book 421, Page 143, said Register's Office, lying in the rear of said Lot No. 4, described as follows:

Beginning at a point in the North margin of Alpine Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said lots, passing the Northerly corner of the same 170 feet, and with said line if extended, in all 362 feet, more or less, to a point; thence Easterly 55 feet to a point; thence Southerly, parallel to the first line, passing the common Northerly corner of lots nos. 4 and 5 at 192 feet, more or less, in all 362 feet, more or less, to a point in the North margin of Alpine Avenue; thence with the margin of the same, Westerly 55 feet to the beginning.

Being the same property conveyed to Betty G. Loafman by Installment Deed from Adele Lakebrink and husband, J.W. Lakebrink of record in Book 3312, Page 69, Register's Office for Davidson County, Tennessee, dated November 28, 1961.

*Durable Power of Attorney of record in Instrument No. 20180329-0029546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 11, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6458, Page 79, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1219 McAlpine Ave., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF APRIL, 2018.

Betty G Loafman by Ronald Lewis Davis P.O.A

Betty G. Loafman by Ronald Lewis Davis,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD LEWIS DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETTY G. LOAFMAN pursuant to Durable Power of Attorney of record in Instrument No. 20180329-0029546, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTY G. LOAFMAN.

Witness my hand and official seal, this the 5th of April, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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