WARRANTY DEED

R-VRES-18-107

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(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)
Jason Buchanan	**CAPSTAR Bank d/b/a Farmington Mortgage**	
(NAME) **107 Westerly Drive**	(NAME) **2002 Richard Jones Road, Suite 300A**	**142-07-0A-107.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LYNNE ALEXANDER CREASY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON BUCHANAN, AN UNMARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 107 of Willow Pointe Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Willow Pointe Condominiums of record in Book 6772, Page 257, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Scott William Creasy and Lynne Alexander Creasy, husband and wife by Warranty Deed from Jean Cox, unmarried of record in Instrument No. 20140114-0003829, Register's Office for Davidson County, Tennessee, dated January 09, 2014 and recorded on January 14, 2014. The said Scott William Creasy having since died on October 6, 2018, leaving the sayd Lynne Alexandar Creasy as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Covenants, Conditions and Restrictions of record in Book 6772, Page 257, amended in Book 8867, page 283, and amended in Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee.
- By-Laws of Willow Pointe Condominiums of record in Book 6772, Page 295, in the Register's Office for Davidson County, Tennessee.
- Charter of Willow Pointe of record in Book 6777, Page 624, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20140603-0047932, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Westerly Drive, Nashville, Tennessee 37221**.

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.

Karen Y Johnson Davidson County
Batch# 154421 **DEEDWARR**
10/26/2018 01:49:14 PM 2 pgs
Fees: $13.00 Taxes: $660.08 Warranty Deed
20181026-0106356

Witness my/our hand(s) this the 25th DAY OF OCTOBER, 2018.

Lynne Alexander Creasy by [signature] AS ATTORNEY IN FACT

Lynne Alexander Creasy by Nathan Keith as 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, NATHAN KEITH, 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 LYNNE ALEXANDER CREASY, and who acknowledged he/she/they executed the same as the free act and deed of the said LYNNE ALEXANDER CREASY.

Witness my hand and official seal, this the 25th of October, 2018.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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