Karen Johnson Davidson County
Batch# 544386 DEEDWARR
01/04/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $4,273.50
20210104-0000331

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,155,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3.17.2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Creamer and Samantha Creamer	Newowner	
(NAME) 1702 Old Hickory Blvd	(NAME)	158-00-0-126.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **JAMES S. HIGGINS AND WIFE, CANDACE P. HIGGINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

Being a parcel of land in the City of Forest Hills, Metropolitan Nashville, Davidson County, Tennessee, a portion of the Eleanor L. Willis property of record in Deed Book 9384, page 904, said Register's Office, bounded on the north and east by Tract One, south by Old Hickory Boulevard, west by Hillsboro Park Subdivision, being more particularly described as follows:

Beginning at an iron rod on the northerly right of way of Old Hickory Boulevard at the southwest corner of the Willis property and the southeast corner of Lot 536 of Hillsboro Park, Section 13, as recorded in Plat Book 4175, Page 20, said Register's Office; thence, along the easterly line of Hillsboro Park North 02 degrees 46 minutes East, 527 feet to an iron rod; thence, along new division lines severing the Willis property South 84 degrees 52 minutes East, 413.32 feet to an iron rod; South 02 degrees 35 minutes West, 527.00 feet to an iron rod on the northerly right of way of Old Hickory Boulevard; thence, along said right of way North 84 degrees 52 minutes West, 415.00 feet to the beginning, containing 5.00 acres, more or less, according to a survey by Boyd B. Gibbs, RLS No. 1598, 106 S. Public Square, Centerville, Tennessee, dated January 11, 1995.

Being the same property conveyed to James S. Higgins and wife, Candace P. Higgins by Warranty Deed from Joseph D. Bankemper and wife, Marian E. Bankemper, of record in Instrument No. 20010123-0006924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1702 Old Hickory Blvd, Brentwood, TN 37027

(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 29th day of December, 2020

X _____

JAMES S. HIGGINS

_____

CANDACE P. HIGGINS

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 James S. Higgins and Candace P. Higgins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2020.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

_____

Notary Public

True Copy Certification

I, Russell J. McCann, 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 according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021