Karen Johnson Davidson County
Batch# 573256 DEEDWARR
02/11/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20210211-0019920

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $318,000.00. Elizabeth H. Willis Affiant Subscribed and sworn to before me, this 11th day of February, 2021. Emily Betts Notary Public My commission expires: 3/17/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Devin Snyder and Terri Snyder	**New Owner**	**061-16-0-009.00**
1219 McAlpine Avenue		
Nashville, TN 37216		

FOR AND IN 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,

Samantha Creamer and Philip Creamer, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Devin Snyder, unmarried and Terri Snyder, married

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 No. 4 on the Plan of Map of Chappell's Subdivision of Lots Nos. 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 Samantha Creamer and Philip Creamer, wife and husband, by Warranty Deed, from Betty G. Loafman, unmarried, dated April 4, 2018, of record in Instrument No. 20180406-0032697, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

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

This is improved property known as 1219 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 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/our hand(s) this 11th day of February, 2021.

X _____
Samantha Creamer

X _____
Philip Creamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of February, 2021, before me personally appeared Samantha Creamer and Philip Creamer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2021.

_____
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-19
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

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