Karen Johnson Davidson County
Batch# 578964 DEEDWARR
02/25/2021 02:14:12 PM 2 pgs
Fees: $13.00 Taxes: $3,108.00
20210225-0024139

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $840,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2021. Notary Public My commission expires: 7/9/22
(Notary Stamp)	

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

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:
Jessica Hope Busbee, Trustee of The Busbee Family Trust dated April 19, 2013	**New Owner**	**061-16-0-011.00**
3622 BRUSH HILL ROAD		
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,

Philip Creamer and Samantha Creamer, husband and wife

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

Jessica Hope Busbee, Trustee of The Busbee Family Trust dated April 19, 2013

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 for 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 Philip Creamer and Samantha Creamer, husband and wife, by Warranty Deed, from Sherrill Lynn Davis, an unmarried woman, dated July 28, 2016, of record in Instrument No. 20160802-0079520, 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 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 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 24th day of February, 2021.

X _____
Philip Creamer

X _____
Samantha Creamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of February, 2021, before me personally appeared Philip Creamer and Samantha 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 24th day of February, 2021.

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

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-70
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027