Return to:
Limestone Escrow, LLC
812 21st Avenue South
Nashville, TN 37212
JCE 21 13

Name and Address of New Owner:
Cream City Development
1071 2nd Ave S
Nashville, TN 37210
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 093-16-0-387.00

Karen Johnson Davidson County
Batch# 758572 DEEDWARR
11/19/2021 02:45:59 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20211119-0154348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Constance Lenore Swanson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cream City Development,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 28 feet of Lot No. 8, and the northerly 8 feet of Lot No. 9, in Block G, Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for said County. Said parts of said lots front together 36 feet on the east side of Decatur Street and extend back in an easterly direction between parallel lines 150 feet to an alley.

Being the same property conveyed to Constance Lenore Swanson from Kate Powell and Ann Callis as trustee, by Quitclaim Deed dated August 27, 1980 and recorded August 23, 1984 in Book 6365, page 436, said Register's Office.

Being the same property conveyed to Arthur Powell and wife, Kate Powell, from Bransford Realty Co. by Installment Deed dated October 4, 1940 and recorded October 7, 1940 in Book 1171, page 2, said Register's Office. The said Arthur Powell having since died, leaving Kate Powell as surviving grantee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2021.

Constance Lenore Swanson (SEAL)
Constance Lenore Swanson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of November, 2021, before me personally appeared Constance Lenore Swanson, 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 12th day of November, 2021.

Notary Signature
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary Signature
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY