WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2004.

Notary Public JUSTIN TATUM

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MINLAR PROPERTIES, LLC	SAME	86-1-27
(NAME)	(NAME)	
1916 8TH AVENUE SOUTH		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(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, **ESTATE OF RONALD A. BREWER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINLAR PROPERTIES, LLC**, 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 BEING LOT 141 ON THE PLAN OF DODSON, AS SHOWN OF RECORD IN BOOK 2900, PAGE 113 IN THE REGISTERS' OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD A. BREWER BY SPECIAL WARRANTY DEED FROM HOUSEHOLD FINANCIAL CENTER, INC OF RECORD IN INSTRUMENT NO. 20030109-0004060 REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RONALD A. BREWER HAS SINCE DIED AND IS SURVIVED BY THE ESTATE OF RONALD A. BREWER IN TESTATATE.

unimproved ☐

This is improved ☒ property, known as **6002 BALTIC DRIVE, HERMITAGE, TN 37076**

(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 12th day of November, 2004.

Executor

BLAIR TIMOTHY SASSER, EXECUTOR OF ESTATE

Davidson County DEEDWARR
Recvd: 11/17/04 11:13 2pgs
Fees:13.00 Taxes:259.00

20041117-0138003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BLAIR TIMOTHY SASSER, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument on behalf of THE ESTATE OF RONALD A. BREWER, as Executor of Ronald A. Brewer, as the free act and deed of the within named ESTATE.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008