WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/06 13:03 2 pgs
Fees:13.00 Taxes:554.63
20060929-0120769

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-23-09

(AFFIX SEAL)

MELISSA BROWN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 2-23-09

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keniqua McAdams	Keniqua McAdams	Map 149-06, Parcel 184.00
(NAME)	(NAME)	
2621 Mountain Laurel Drive	2621 Mountain Laurel Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Bobby Duane Brewer a/k/a Bobby D. Brewer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keniqua McAdams, 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. 7 on the Plan of Oakwood Subdivision, Phase Six, Section Three, of record in Book 7900 at Page 419 and in Book 7900, at Page 627, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Bobby D. Brewer, by Quit Claim Deed from Nicole D. Brewer, filed for record January 3, 2006, under Instrument Number 200601030000672, as previously conveyed to Bobby Duane Brewer and Nicole Brewer by Special Warranty Deed from David L. Drummond and Kathleen M. Drummond filed for record June 16, 2004, under Instrument Number 200406160071109, Register's Office for Davidson County, Tennessee.
And, an outstanding interest conveyed to Bobby Duane Brewer and Nicole Brewer by Quit Claim Deed from Lisa Ramsey f/k/a Lisa Lambrides filed for record February 7, 2006, under Instrument Number 200602070015220, as previously conveyed to Michael F. McCreanor (now deceased) and Lisa M. Lambrides (survivor of Michael F. McCreanor as joint tenants with right of survivorship) by Warranty Deed from Jack Williams Construction Co., Inc. filed for record June 5, 1997, in Book 10481, Page 812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby Duane Brewer a/k/a Bobby D. Brewer by Quitclaim Deed from Nicole Brewer, dated September 26, 2006, filed for record on _____, of record in Instrument Number 20060929-0120768, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2621 Mountain Laurel Drive, Antioch, TN 37013

(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 our hands this 28th day of September, 2006.

Bobby Duane Brewer a/k/a Bobby D. Brewer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Duane Brewer a/k/a Bobby D. Brewer [redacted] the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of September, 2006

Commission expires: 3/20/10

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027