Davidson County DEEDWARR
Recvd: 10/31/07 09:42 2 pgs
Fees:13.00 Taxes:332.63

20071031-0128193

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-ST-07-223

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton A. Hardee	SunTrust Mortgage, Inc.	
223 Rose Street	(NAME) 201 Fourth Ave. N / 7th Floor	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37219	119-1-316
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATSY G. BREWER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAYTON A. HARDEE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 130, OVERHILL CITY AND W.H. FOX'S SUBDIVISION OF BLOCKS 14, 15, 16, 20, 21, 29 AND 30 CUMBERLAND NURSERIES SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 21, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATSY G. BREWER BY WARRANTY DEED FROM RANDI LEE DALTON ALDRICH, MARRIED (F/K/A SHARON LYNN COURSON) AND STEVEN ALDRICH, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030903-0127739, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 332, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY ONLY BEING USED FOR INVESTMENT PURPOSES. THIS PROPERTY WAS NEVER THE GRANTOR'S PRIMARY MARITAL RESIDENCE.

unimproved ( )

This is improved (X) property, known as 223 Rose Street, Nashville, Tennessee 37210

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of October, 2007.

Patsy G. Brewer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patsy G. Brewer, the within named bargainor, 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, this the 25th day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ADAM LASSITER
DAVIDSON COUNTY, TN

RETURN TO:
Rudy, Tuke and Farrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903