# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/09 09:22 3 pgs
Fees:18.00 Taxes:675.25
20090903-0082863

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MAY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03085 BREWSTER

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : | MAP-PARCEL |
|---|---|---|
| John W. Brewster and Cumi F. Brewster | ~~Same~~ Cumi F Brewster | 142-9F-619.00 CO |
| 619 General George Patton | 2701 McNaab. | |
| Nashville, TN 37221 | Sulphur, LA 70663 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**NANCY LYNN COLEMAN, TRUSTEE OF THE BONNIE H. MITCHELL LIVING TRUST DATED AUGUST 7, 2003**

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

**JOHN W. BREWSTER, AND WIFE, CUMI F. BREWSTER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 619 General George Patton, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 19th day of May, 2009.

Nancy Lynn Coleman, Trustee of the Bonnie H. Mitchell Living Trust dated August 7, 2003

X BY: Nancy Lynn Coleman, Trustee
Nancy Lynn Coleman, Trustee

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Nancy Lynn Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of the Bonnie H. Mitchell Living Trust dated August 7, 2003, the within named barganor, a Trust, and that Nancy Lynn Coleman, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 19th day of May, 2009.

Notary Public Amy Pollet

My Commission Expires: MY COMMISSION EXPIRES NOV 10, 2009

Amy Pollet
State of Tennessee
Notary Public
Shelby County

EXHIBIT A - LEGAL DESCRIPTION

UNIT NO. 619, TOGETHER WITH THE CARPORT DESIGNATED NO. 619-C, IN RIVER PLANTATION, SECTION VIII, PHASE II, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, GENERAL GEORGE PATTON ROAD AND OLD HARDING PIKE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 6900, PAGES 514, 515, 516, 517 AND BOOK 8123, PAGE 690, AS AMENDED IN BOOK 6900, PAGE 654, ET SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 7417, PAGES 396, ET. SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BONNIE H. MITCHELL TO BONNIE H. MITCHELL, TRUSTEE OF THE BONNIE H. MITCHELL LIVING TRUST DATED AUGUST 7, 2003 AS RECORDED ON THE 4TH DAY OF SEPTEMBER, 2003 IN NSTRUMENT NO. 20030904-0129495; WARRANTY DEED FROM BONNIE H. MITCHELL, TRUSTEE U/A/D JANUARY 7, 1997 OF THE MITCHELL JOINT EVOCABLE LIVING TRUST AGREEMENT TO BONNIE H. MITCHELL AS RECORDED ON THE 18TH DAY OF AUGUST, 2003 IN INSTRUMENT NO.20030818-0119112; QUITCLAIM DEED FROM MORRIS MITCHELL AND WIFE, BONNIE H. MITCHELL, INDIVIDUALLY TO MORRIS MITCHELL AND WIFE, BONNIE H. MITCHELL, TRUSTEES U/A/D JANUARY 7, 1997 OF THE MITCHELL JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO AS RECORDED ON THE 10TH DAY OF JANUARY, 1997 IN BOOK 10317, PAGE 36 AND WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC. TO MORRIS MITCHELL AND WIFE, BONNIE H. MITCHELL AS RECORDED ON THE 5TH DAY OF MAY, 1992 IN BOOK 8618, PAGE 731, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

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

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).