BILL GARRETT, Davidson County
Trans:T20100007378 DEEDWARR
Recvd: 02/05/10 10:33 2 pgs
Fees:13.00 Taxes:295.63
20100205-0009302

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $79,900.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2010.

Notary Public

My commission expires: 9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly Delaney	New Owner	15-7-239.00
3249 Anderson Rd		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

William E. Brewer, married and Barry A. Brewer, married

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

Kimberly A. Delaney, a single person

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 3rd Civil District of Davidson County, Tennessee, being Lot No. 5A, Zone Lot Division of Lot No 5, Lakeshore Woods, Section One, as of record in Plan Book 6250, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to William E. Brewer, married and Barry A. Brewer, married by Warranty Deed from McCoy C. Zachry and wife, Judy Dianne Zachry, recorded on the 6th day of October, 2009 in Instrument No. 20091006-0092697, in the Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6250, Page 58, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3249 Anderson Rd, Antioch, TN 37013.

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 in 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/our hand(s) this 26th day of January, 2010.

William E. Brewer

Barry A. Brewer By William E. Brewer his attorney in fact.
Barry A. Brewer
By: William E. Brewer, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, William E. Brewer as an individual and as attorney in fact for Barry A. Brewer , the within named Grantors, 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, at office, this 26th day of January, 2010.

Michelle Hightower
Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

Return to:
N-2703 FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128