THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100048415 DEEDWARR
Recvd: 08/05/10 13:54 2 pgs
Fees:13.00 Taxes:758.50
20100805-0061784

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***205,000.00.

William C. Brewer III
Affiant

Subscribed and sworn to before me this 31 day of August, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
William C. Brewer, III 2607-B Blakemore Avenue Nashville, Tennessee 37212	William C. Brewer, III P.O. Box 128408 Nashville, Tennessee 37212	MAP 104-07-0 PARCEL 551.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($***205,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Janice C. Platt, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto William C. Brewer, III, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1B on the Zone Lot Division of Gadsden Place of record in Book 5200, page 798, amended in Book 7093, page 38, Register's Office for Davidson County, Tennessee, being an amendment to Lots 1 and 2 of the Priscilla Tanner Subdivision of record in Book 5190, page 72, in said Register's Office.

SAID Lot No.1B fronts 27.75 feet on the southerly side of Blakemore Avenue and runs back 229.5 feet on the westerly lot line and a total of 229.75 feet on the easterly lot line to a line in the rear which measures 33.99 feet thereon.

BEING the same property conveyed to Janice C. Platt and Michael C. Penix, husband and wife (correctly it is "wife and husband"), by Quitclaim Deed dated April 17, 2003, from Janice C. Platt of record as Instrument No. 20030423-0054061 in the Register's Office for Davidson County, Tennessee; the said Michael C. Penix having since died on February 18, 2006.

Luis Antonio Banegas, spouse of Janice C. Platt, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2607-B Blakemore Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Zone Lot Division of Gadsden Place of record in Book 5200, page 798, as amended in Book 7093, page 38, Register's Office for Davidson County, Tennessee, and matters, if any, appearing on the Plan of Priscilla Tanner Subdivision of record in Book 5190, page 792, said Register's Office.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31 day of August, 2010.

Janice C Platt
Janice C. Platt

By: _____
Christie Wilson
Attorney in Fact

Luis Antonio Banegas
Luis Antonio Banegas

By: _____
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Janice C. Platt and Luis Antonio Banegas and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Janice C. Platt and Luis Antonio Banegas.

WITNESS my hand and official seal this 31 day of August, 2010.

_____
Notary Public

My Commission Expires: 8. 20. 13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY