WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100067554 DEEDWARR
Recvd: 10/25/10 13:56 2 pgs
Fees:13.00 Taxes:2377.25
20101025-0085339

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hadley	John Hadley	10412004500
(NAME)	(NAME)	
2111 Acklen Avenue	406 Glen Cove Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37043	
(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, Nancy P. Brittle, married, Laura B. Brewer and husband, Richard A. Brewer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Hadley and wife, Melanie Hadley, 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(s) 9, as shown on the map entitled Burch Homestead, of record in Book 57, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN G. BRITTLE AND WIFE, NANCY P. BRITTLE, by trustee's deed from STEPHEN C. BAKER, TRUSTEE, of record in Book 8276, Page 66, dated January 14, 1991, said Register's Office. JOHN G. BRITTLE, SR. (A/K/A JOHN G. BRITTLE) AND WIFE, NANCY P. BRITTLE have conveyed their interest in said property to NANCY P. BRITTLE by quitclaim deed of record in Instrument No. 20091231-0118929, said Register's Office. NANCY P. BRITTLE has since conveyed a 20% interest in said property to LAURA B. BREWER AND RICHARD A. BREWER, WIFE AND HUSBAND by quitclaim deed of record in Instrument No. 20100205-0009299, said Register's Office.

This conveyance is subject to: 2010 property taxes which are due and payable, but not yet delinquent; all matters appearing on the map entitled Burch Homestead, of record in Book 57, page 149, said Register's Office; and any and all restrictions and easements of record.

This property was used by the grantors as investment property only and never as a primary residence.

unimproved ☐

This is improved ☒ property, known as 2111 Acklen Avenue, Nashville, TN 37212

(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 19th day of October, 2010.

Nancy P. Brittle by: James Elliott Withers, attorney-in-fact

Nancy P. Brittle
By: James Elliott Withers, attorney-in-fact

Laura B Brewer

Laura B. Brewer

Richard Brewer

Richard A. Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Elliott Withers, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Nancy P. Brittle, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Nancy P. Brittle.

Witness my hand and official seal at Nashville, this 19th day of October, 2010

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura B. Brewer and husband, Richard A. Brewer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 19th day of October, 2010.

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.