BILL GARRETT, Davidson County
Trans:T20110025625 DEEDWARR
Recvd: 05/02/11 10:49 2 pgs
Fees:13.00 Taxes:292.30
20110502-0033273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ebony Patriece Foster	**Sumner Bank and Trust**	15007028100
3409 Doriswood Court	**780 Browns Lane**	
Antioch, TN 37013	**Gallatin TN 37066**	

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,

Barry A. Brewer, married and William Brewer, married

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

Ebony Patriece Foster , a single woman

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:

The following described property located in Davidson County, Tennessee, to-wit:

Lot Number 33-A, Zone Lot Division of Lot 33, Lakeshore Woods, Section 3, as shown on Plat of record in Plat Book 5200, Page 621, and as amended in Plat Book 6250, Page 257, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry Brewer and William Brewer by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, recorded on the 30th day of August, 2010 in Instrument No. 20100830-0068552, in the Register's Office of Davidson County, Tennessee. Subject property was never principal residence of either spouse of Grantor's.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Plat Book 5200, Page 621, and as amended in Plat Book 6250, Page 257, in the Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3409 Doriswood Court, 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 April, 2011.

Barry A. Brewer

William Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Barry A. Brewer and William 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 April, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013