ADDRESS NEW OWNERS and
SEND TAX BILLS:
Steve R. Brewster and wife
Janelle Brewster
8037 Eastgate Blvd.
Mt. Juliet TN 37122

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
34 - 2 - 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PHYLLIS J. WILLIAMS, a widow, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to STEVE R. BREWSTER and wife, JANELLE BREWSTER, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot 2 of "Revised Master Plat-Rivergate Place" as of record in Plat Book 6900, Page 368 in the Register's Office of Nashville, Davidson County, Tennessee and being bounded on the west by Gallatin Pike; on the north by J.B.W. Family Partnership, Tricket Oldsmobile Company and Woodis Holding Group, LLC; on the east by Woodis Holding Group, LLC; on the south by Edenwalk Properties, Robert D. McClendon and Kenneth Dudney and being more particularly described as follows:

Beginning at a point in Grizzard Branch Creek in the east right of way line of Gallatin Pike and being a corner common with Kenneth Dudney of record in Deed Book 9986, page 310, in the Register's Office for Davidson County, Tennessee;

Thence, with the east right of way line of Gallatin Pike the following bearing and distances:
North 30 deg. 31' 30" East, 185.68 feet to an existing pk nail; North 48 deg. 14' 05" West, 16.28 feet to an existing pk nail; North 48 deg. 14' 05" West, 16.28 feet to an existing pk nail; North 30 deg. 31' 30" East, 136.25 feet to an existing pk nail, at a corner common with J.B.W. Family Partnership of record in Deed Book 11721, page 634, in the Register's Office for Davidson County, Tennessee;

Thence, with J.B.W. Family Partnership, South 48 deg. 14' 05" East, 401.75 feet to an existing iron rod, at a corner common with Tricket Oldsmobile Company;

Thence, with Tricket Oldsmobile Company the following bearings and distances:
South 47 deg. 59' 40" East, 124.93 feet to an existing concrete monument: North 30 deg. 15' 37" East, 100 feet to an existing pk nail; South 46 deg. 56' 15" East, 25.00 feet to an existing iron rod; North 28 deg. 43' 26" East, 105.75 feet to an existing iron at a common corner with Woodis Holding Group, LLC, of record in Deed Book 11389, page 30, in the Register's Office for Davidson County, Tennessee.

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BILL GARRETT, Davidson County
Trans:T20110069312 DEEDWARR
Recvd: 11/03/11 13:58 3 pgs
Fees:18.00 Taxes:7955.00
20111103-0085880

Thence, with Woodis Holding Group, LLC the following bearings and distances:
South 46 deg. 56' 15" East, 215.55 feet to an existing iron rod; South 44 deg. 20' 28" West, 197.63 feet to an existing iron rod; South 48 deg. 18' 48" East, 38.84 feet to an existing iron rod; South 54 deg. 27' 57" West, 295.53 feet to a point in Grizzard Branch Creek, at a corner common with James R. McKinney Trustee, of record in Deed Book 4770, page 24 in the Register's Office for Davidson County, Tennessee;

Thence, with James R. McKinney the following bearing and distances:
North 33 deg. 43' 51" West, 199.03 feet to an existing iron rod at a common corner with Edenwalk Properties of record in Deed Book 10200, page 23 in the Register's Office for Davidson County, Tennessee;

Thence, with Edenwalk Properties the following bearings and distances:
North 45 deg. 00' 39" West, 127.72 feet to a point in Grizzard Branch Creek; North 47 deg. 22' 01" West, 201.20 feet to an existing iron rod; South 43 deg. 00' 25" West, 30.00 feet to a point in Grizzard Branch Creek, at a corner common with Kenneth Dudney of record in Deed Book 9986, page 310 in the Register's Office for Davidson County, Tennessee;

Thence, with Kenneth Dudney, North 80 deg. 33' 01" West, 103.27 feet to the point of beginning.

Being the same property conveyed to Robert H. Williams and Phyllis J. Wiliams, by deed of record in Book 7108, page 876 and Book 7108, page 881, said Register's Office. The said Robert H. Williams having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1809 Gallatin Pike North, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 1 day of November, 2011.

PHYLLIS J. WILLIAMS

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PHYLLIS J. WILLIAMS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $2,150,000.00.

AFFIANT

Subscribed to and sworn before me, this the 1 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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