BOX #14A

Warranty Deed

G#23611-2

BILL GARRETT, Davidson County
Trans:T20110081156 DEEDWARR
Recvd: 12/22/11 12:10 2 pgs
Fees:13.00 Taxes:990.68
20111222-0100103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $267,750.00.

Mark Killian Brewer
by Kellie Hardy, Attorney in Fact
Affiant

Subscribed and sworn to before me, this the 20th day of December, 2011.

Katherine Goodson
Notary Public

My commission expires: May 5, 2015

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Killian Brewer	"New Owner"	
820 Benton Ave.		105-10-147
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DENINE ROWAN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK KILLIAN BREWER, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lots #108 and 111 on the Plan of Waverly Place as of record in Book 57, Page 95, Register's Office for said County, described according to survey made by Hal R. Swann, Jr., Surveyor, December 17, 1949, as follows:

Beginning on the northerly margin of Benton Avenue, formerly Harewood Avenue, 60 feet east of the southwest corner of Lot #111, beng the southeast corner of part of said Lot #111 conveyed to Samuel R. Owen by deed from Delaplaine Snodgrass of record in Book 607, Page 458, said Register's Office; thence with the northerly margin of said Avenue easterly 68.8 feet to the southwest corner of a part of Lot 108 conveyed to Margaret C. Nottingham by deed from Delaplaine Snodgrass of record in Book 636, Page 298, said Register's Office; thence with said Nottingham's westerly tine northerly 178 feet, more or less, to the southerly margin of an alley, said point also being 10.1 feet east of the common northerly corner of Lots #108 and 111; thence with the southerly margin of said alley westerly 86.1 feet to the northeast corner of a part of said Lot 111 conveyed to Samuel R. Owen as aforesaid; thence with said Owen's as aforesaid; thence with said Owen's easterly line southerly 170 feet, more or less, to the point of beginning.

Being the same property conveyed to Denine Rowan by deed dated October 3, 2000, from Courtney Nietfeld and Jennifer P. Nietfeld and Randall Hawks of record in Instrument 200010120101579, and Scrivener's Affidavit of record in Instrument 20111215-0097478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 820 Benton Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2011.

Denine Rowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denine Rowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Mark L. Champman, spouse of Denine Rowan, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mark L. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark L. Champman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY