THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $246,400.00.

Affiant

Sworn to and subscribed before me this 25th day of January, 2012

Notary Public

My Commission Expires:

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

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ryan and Lauren Fleming	4941 Briarwood Dr.	Same	
4941 Briarwood Dr.		P. O. Box 790068	**147 09 0 064.00**
Nashville, TN 37211	NashvilleTN37211	San Antonio, TX 78279	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Six Thousand Four Hundred and 00/100 ($246,400.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Benjamin McAdoo Brewer and spouse, Jennifer W. Brewer,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Ryan Charles Fleming and wife, Lauren Collett Fleming,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Caldwell Country Estates, Section One of record in Book 2663, page 68 and 69, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 11 fronts 135.4 feet on the broken westerly margin f Briarwood Drive and extends back 256 feet on the northerly line and 340.2 feet on the southerly line to a broken line in the rear, measuring 172.1 feet thereon.
>
> Being the same property conveyed to Benjamin McAdoo Brewer and spouse, Jennifer W. Brewer by Warranty Deed from Dorothy Jackson, unmarried of record in Instrument No. 20041222-0152074, dated December 17, 2004 and recorded on December 22, 2004, Register's Office for Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans:T20120006996 DEEDWARR
Recvd: 01/30/12 13:08 2 pgs
Fees:13.00 Taxes:911.68
20120130-0008285

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of January, 2012.

Benjamin McAdoo Brewer

Jennifer W. Brewer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, **Benjamin McAdoo Brewer and Jennifer W. Brewer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 25th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 8.10.14

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON