BILL GARRETT, Davidson County
Trans:T20130026858 DEEDWARR
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Fees:18.00 Taxes:562.40
20130403-0032770

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kelley B. Waldman, formerly known as Kelley J. Brewer, and Jeff Waldman**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Gary Brewer and Gail Brewer, Husband and Wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 296, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 200501200007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kelley J. Brewer, an unmarried woman by Deed from Regent Homes LLC, a Tennessee limited liability company, dated 06/30/2005 and filed for record on 07/05/2005 in Instrument 200507050076885, Register's Office for Davidson County, Tennessee.

Map & Parcel: 173090A36200CO

This property is known as: **7041 Sunnywood Drive, Nashville, TN 37211-8624**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 26th day of March, 2013.

Kelley B. Waldman, f.k.a. Kelley J. Brewer

Jeff Waldman

Jeff Waldman, husband of Kelley B. Waldman joins in this conveyance to convey any right, title or interest he may have in the herein described property by virtue of his marriage to Kelley B. Waldman.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelley B. Waldman and Jeff Waldman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2013.

NOTARY PUBLIC

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Gary Brewer and wife, Gail Brewer	US Bank National Association
7041 Sunnywood Dr.	3180 Rider Trail South
Nashville, TN 37211-8624	Earth City, MO 63045

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$152,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of March, 2013.

Affiant

Gary Brewer
Type or Print Name

(Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires:

12/27/16

W. Davis
Type or Print Name