WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130058208 DEEDWARR
Recvd: 07/09/13 10:21 2 pgs
Fees: 13.00 Taxes: 629.00
20130709-0070753

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 3/1/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Travis and Dee Travis	USAA	051 15 0 011.00
(NAME)	(NAME)	
4603 Saunders Ave	9800 Fredericksburg Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX, 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Angela Brewer and Timothy Brewer**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey Lauren N Travis and Dee T. Travis, joint tenants with the right of surviovorship, 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Gra-Mar Acres, Section 2, First Addition, as of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 123.12 feet on the Westerly margin of Saunders Avenue and extends back 290.04 feet on the Northerly line and extends back 160 feet on the Southerly line to a dead line in the rear, measuring 175.10 feet thereon.

Being the same property conveyed to Angela Brewer and Timothy Brewer by Warranty Deed from Jeffrey Alan Waters and wife, Deborah J. Waters dated July13, 2006 of record in Instrument No. 20060713-0084601, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4603 Saunders Ave, Nashville, TN 37216

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, has a good right to convey it and the same is 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,

TAB
AB

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 our hands this **28th** day of **June, 2013**

Timothy A. Brewer

Angela S. Brewer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Timothy A. Brewer and Angela S. Brewer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2013**

Notary Public

My commission expires: 7-14-13

Dellaria Lowhorn
State of Tennessee Notary Public
Davidson County

Return TO:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
13-5063