WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William A. Brewer	NEW OWNER	Parcel ID:
141 Fann Road		11910006600
Nolensville, TN 37135		

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, we

Kathryn Deakins, Executrix of the Estate of Charlie Monroe Bly

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William A. Brewer , married
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:

Being Lot No. 9 on the Plan of Hidden Acres, First Addition, as of record in Book 2083, Page 32, Register's Office for said County.

Said Lot No. 9 fronts 80 feet on the north side of Rolynn Drive, formerly Rubylee Drive and extends back 225.7 feet on the west line and 198.39 feet on the east line, to a dead line in the rear on which it measures 84 feet.

BEING the same property conveyed to Charlie M. Bly and Sue F. Bly by deed from Aleen Cooper Reed, of record in Book 4280, Page 369, dated October 11, 1968, Register's Office for said County. The said Sue F. Bly died October 22, 2009. The said Charlie M. Bly died March 7, 2013. The Grantor herein executes this instrument as Executrix of the Estate of Charlie M. Bly pursuant to Court Order.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2083, Page 32, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 104 Rolynn Drive, Nashville, TN 37210

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, have 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, 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 my hand this 7th day of November, 2013.

The Estate of Charlie Monroe Bly
By:

Executrix
Kathryn Deakins, Executrix

BILL GARRETT, Davidson County
Trans:T20130095597 DEEDWARR
Recvd: 11/08/13 10:56 2 pgs
Fees:13.00 Taxes:440.30

20131108-0116041

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Deakins, Executrix of the Estate of Charlie Monroe Bly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the
purposes therein contained.

Witness my hand and official seal this 7th day of November, 2013.

My Commission Expires: 9-9-14

Notary Public

