This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 050140
PARCEL: 169.00

New Owners Address
Brewer Holdings, LLC
PO Box 1615
Hendersonville, TN 37077

Send Tax Bills to:
Volunteer State Bank
PO Box 7897
Portland, TN 37148

BILL GARRETT, Davidson County
Trans:T20130104543 DEEDWARR
Recvd: 12/16/13 10:54 2 pgs
Fees:13.00 Taxes:148.00
20131216-0126727

WARRANTY DEED

THIS INDENTURE, made this 13th day of December, 2013 between

Joe A. Covington

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Brewer Holdings, LLC

of Sumner, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 309 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for said County. Said Lot No. 309 fronts 80 feet on the Easterly side of Leswood Lane and extends back 126.2 feet on the Northerly line and 128.1 feet on the Southerly line to a dead line in the rear, measuring 92.55 feet thereon.

Being the same property conveyed to Joe A. Covington and wife, Celia J. Covington by Warranty Deed dated 4/24/67 from Charles H. Cargile, Sr. and wife, Kathleen R. Cargile of record in Book 4126, Page 536, Register's Office for Davidson County, Tennessee. Celia J. Covington now being deceased, having died on 5/31/12.

This is (X) improved ( ) unimproved property known as: 3208 Leswood Lane, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and

right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Joe A. Covington by Vicki Payne Attorney in Fact

Joe A. Covington by Vicki Payne Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2013, before me personally appeared Vicki Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joe A. Covington, and who acknowledged that he/she executed the same as the free act and deed of Joe A. Covington.

Witness my hand, at office, this 13th day of December, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/2015

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $40,000.00.

Vicki Payne
Affiant

Sworn to and subscribed before me, this 13th day of December, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY