File No. 20130241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Jettie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2013.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 01-28-2016

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-28-2016

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jettie Bradford	Reliant Bank	075-11-0-260.00
(NAME)	(NAME)	
4314 Baton Rouge Drive	1736 Carothers Pkwy, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, WE, Floyd William Brewer III, Successor Trustee of the Donna J. Brewer Revocable Living Trust Agreement, dated June 19, 2002, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jettie Bradford, a single woman 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. 86-B on the Plan of Zone Lot Division, Lots 80-101 and Lots 103-107, Rachel's Square, Section Two, of record in Plat Book 6250, Page 542, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Donna J. Brewer, Trustee of the Donna J. Brewer Revocable Living Trust Agreement, dated June 19, 2002, by Quitclaim Deed from Donna J. Brewer, unmarried, dated 3/4/09 and recorded 3/18/09 in Instrument No. 20090318-0024503, in the Register's Office of Davidson County, Tennessee. See Also Quitclaim Deeds of record in Instrument Nos. 20090310-0021652, 20030624-0086897, 20030508-0061455 and 20020624-0075637, in the Register's Office of Davidson County, Tennessee. And, being the same property previously conveyed to Donna J. Brewer, unmarried, by Warranty Deed from Mildred B. White, unmarried, dated 2/26/97 and recorded 3/12/97 in Book 10377, Page 904, in the Register's Office of Davidson County, Tennessee. Donna J. Brewer died on 10/09/13 leaving FloydWilliam Brewer, III as successor Trustee of the Donna J. Brewer Revocable Living Trust Agreement dated June 19, 2002.

Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 6619, Page 777, as amended in Book 8030, Page 757, and by Affidavits of record in Book 11627, Page 594 and Instrument No. 20070619-0073174; HOA Charter of record in Book 8030, Page 759; Grant of Easement to Comcast of Nashville of record in Instrument No. 20120521-0043892; and all existing easements and all other matters shown on plat of record inPlat Book 6250, Page 542, Register's Office for Davidson County, Tennessee. Amendment of record in Book 8030, Page 757 changed HOA Name from Rachel's Square to Colony Downs.

BILL GARRETT, Davidson County
Trans:T20140000119 DEEDWARR
Recvd: 01/02/14 10:07 2 pgs
Fees:13.00 Taxes:234.95

20140102-0000158

File No. 20130241

unimproved ☐

This is improved ☒ property, known as 4314 Baton Rouge Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of December, 2013.

Floyd William Brewer III, Successor Trustee of the
Donna J. Brewer Revocable Living Trust Agreement,
dated June 19, 2002

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~SUMNER~~ PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd William Brewer III, Successor Trustee of the Donna J. Brewer Revocable Living Trust Agreement, dated June 19, 2002 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2013.

Commission expires: 7-5-14

Notary Public

NATALIE D. STAMP
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE006194
Expires 7/5/2014