BILL GARRETT, Davidson County
Trans:T20140018955 DEEDWARR
Recvd: 03/21/14 10:06 2 pgs
Fees:13.00 Taxes:333.00
20140321-0023341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

William E. Brewer
Affiant

Subscribed and sworn to before me, this 14th day of March, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES C. ANDERSON **JAMES L. DARKS**	NEW OWNER ~~XXXXXXXXXX~~	**11902017800**
87 ORIEL AVE		
NASHVILLE, TN 37210		

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 ACKNOWLEDGE, WE,

BARRY A. BREWER and WILLIAM E. BREWER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES C. ANDERSON and JAMES L. DARKS

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. 42 and the south or southwesterly one-half of Lot No. 43 on the plan of Glenrose Subdivision, of record in Book 1424, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Oriel Avenue at a concrete monument in the north line of Lot No. 42, the same opposite the beginning of a curve into an unnamed 50 foot street; thence with Oriel Avenue, northeasterly around a slight curve, 100.65 feet to a point; thence southeasterly crossing through Lot 43, 223.35 feet, more or less, to a point in the rear line of Lot No. 43; thence with the rear line of said lot southwesterly 57 feet to the corner of Lots Nos. 42 and 43, and continuing with the rear line of Lot No. 42, northwesterly 151.1 feet to the easterly margin of said 50 foot unnamed street; thence with the margin of the same, northwesterly 114.6 feet to the beginning of a curve; thence around said curve, northeasterly 30 feet to the southerly margin of Oriel Avenue, being the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO BARRY A. BREWER AND WILLIAM E. BREWER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM FIRST JORDAN, FLP, AS TRUSTEE OF THE 87 ORIEL AVENUE TRUST, DATED 07/26/2013 AND RECORDED ON 07/29/2013 IN INSTRUMENT NUMBER 20130729-0078286, REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $39,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO FIRST JORDAN, FLP, AS TRUSTEE OF THE 87 ORIEL AVENUE TRUST, BY WARRANTY DEED FROM PAMELA ANN PIPPIN,

DATED 07/18/2013 AND RECORDED ON 07/22/2013 IN INSTRUMENT NUMBER 20130722-0075780, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO PAMELA ANN PIPPIN, BY QUITCLAIM DEED FROM PAMELA ANN PIPPIN, EXECUTRIX OF THE ESTATE OF JAMES E. MASSEY, DATED 12/10/1997 AND RECORDED ON 12/12/1997 IN BOOK 10718, PAGE 626, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 87 ORIEL AVE, 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 in 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/our hand(s) this 14th day of March, 2014.

William E. Brewer, As Attorney in fact for Barry A. Brewer
WILLIAM E. BREWER AS ATTORNEY IN FACT FOR BARRY A. BREWER

William E. Brewer
WILLIAM E. BREWER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BARRY A. BREWER and WILLIAM E. BREWER, the within named Grantor(s), 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, at office, this 14th day of March, 2014.

MY COMMISSION EXPIRES
MARCH 1, 2016

Jana Drury
Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM E. BREWER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of BARRY A BREWER, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book #_____, Page _____, in said Register's Office.
#20140321-0023340
Witness my hand and official seal at office, this 14th day of March 2014

Jana Drury
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY