WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019824 DEEDWARR
Recvd: 03/25/14 12:05 2 pgs
Fees:13.00 Taxes:296.00
20140325-0024419

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2014

Notary Public:

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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:
Brewer Holdings, LLC	NEW OWNER	Parcel ID:
1148 Sterlingshire Dr.		05205009400
Hendersonville, TN 37075		

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

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brewer Holdings, LLC
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 Part of Lot No. 16 on an unrecorded Map of George F. Roth's Resubdivision of Lots 19 and 23 of the Montague Subdivision, not of record, and described according to a copy of the survey thereof made April 24, 1946, by Dorris Boner, Surveyor, as follows:

Beginning at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots 12 and 16, southwesterly 91.25 feet to a corner of Lot No. 15; thence with the line between Lots Nos. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same northeasterly along a slight curve, 92.25 feet to the point of beginning. Included in this description but specifically excluded herefrom is that property conveyed to John Edward Wright, Jr. and wife, Shirley J. Wright by deed of record in Book 5156, page 805, said Register's Office, described as follows:

Beginning at the southeast intersection of East Palestine Avenue and Milikens Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less to a point in the line between Lots 15 and 16, thence with the line between Lots 15 and 16 northwesterly 150 feet to the easterly margin of Milikens Bend Road; thence with the margin of the same northeasterly along a slight curve 92.25 feet to the point of beginning.

BEING the same property conveyed to Leland D. Watts, married by deed from HSBC Bank USA, National Association, as trustee for the holders of the certificates issued by Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB, of record in Instrument 20090911-0085123., dated August 24, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20050928-0116272, Register's Office for said County.

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 308-310 E. Palestine Ave., Madison, TN 37115

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 21st day of March, 2014.

Leland D. Watts by Patricia Nicholls, Atty in Fact

Leland D. Watts by Patricia Nicholls,
Attorney in Fact

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, Patricia Nicholls, 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 on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.

Witness my hand and official seal at Nashville, Tennessee the 21st day of March, 2014.

My Commission Expires: 9-9-14

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066