BILL GARRETT, Davidson County
Trans:T20140025643 DEEDWARR
Recvd: 04/16/14 10:46 2 pgs
Fees:13.00 Taxes:240.13
20140416-0031715

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00.

Jeannie Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2014.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 14-8436D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony Bombarda, unmarried (NAME)	New Owner (NAME)	71-8-286
426 East Trinity Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (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 HEREBYACKNOWLEDGED, WE, **David L. Brewington, Executor for the Estate of Levi Brewington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tony Bombarda, unmarried**, 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. 94 on the plan of JOYWOOD, as shown by plat of record in Plat Book 974, Page 45, in the Register's Office for said County.

SAID Lot No. 94 fronts 50 feet on the southerly side of Trinity Lane and runs back 176.95 feet on the westerly line and 177.10 feet on the easterly line to a dead line, measuring 50 feet thereon.

INCLUDED IN, BUT EXCLUDED FROM, the above described property is the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee:

BEING a part of Lot No. 94 on the Plan of Joywood, as of record in Book 974, Page 45, Register's Office for said County.

BEGINNING at a point, being the northeastern corner of property belonging to Thomas L. Justice, et ux, said point being common to Parcel 287 on Map 71-8, as recorded in Book 2020, page 312 of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84 degrees 01' 26" W, 50 feet, more or less, to a point on the common property line of Parcels 286 and 285 on Map 71-8; thence along said property line, bearing S 3 degrees 26' 34" W, 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01' 26" E, 50 feet, more or less, to a point on the common property line of Parcels 286 and 287 on Map 71-8; thence along said property line, bearing N 3 degrees 26' 34" E, 5 feet, more or less, to the point of beginning and containing therein an area of 250 square feet, more or less.

BEING the same property conveyed to Levi Brewington and wife, Velma Brewington from Claudine Mathews and William H. Lassiter, Jr., Co-Executors under the Will of Evelyn Jean Justice, by Deed dated April 13, 1984, recorded in Record Book 6270, Page 582, in the Register's Office for Davidson County, Tennessee.

The said Velma Brewington having since died on March 5, 2006, leaving title vested solely in Levi Brewington as surviving tenant by the entirety.

The said Levi Brewington having since testate died on October 11, 2013.
Pursuant to the Last Will and Testament as filed in the Probate Court Clerk's Office for Davidson County, Tennessee, Case No. 13P2050, said Last Will and Testament duly authorized and empowered the said David L. Brewington as Executor and therefore having the authority to sell the aforementioned property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee.

2. Deed to Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Book 6014, page 856, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 426 East Trinity Lane, Nashville, TN 37207.

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. Whenever 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 2nd day of April, 2014.

ESTATE OF LEVI BREWINGTON

By: _____ April 02, 2014
David L. Brewington, Executor Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David L. Brewington, Executor for the Estate of Levi Brewington, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of April, 2014.

My Commission Expires: _____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066