WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $44,000.00.

Diane L. Gregory
Affiant

Subscribed and sworn to before me this 3rd day of June, 2014.

Sandy Balent
Notary Public
My Commission expires: 1-9-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brewer Holdings, LLC	SAME	086-11-0-007.00
P.O. Box 1615		
Hendersonville, TN 37077		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 529 Rockwood Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brewer Holdings, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 35, Section 3, Hermitage Woods Subdivision, of record in Plat Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andy Maloney, as Trustee for The 529 Rockwood Drive Trust, by deed from Andrea Pernell Owen, individually and as Legal Guardian of Briana Michelle Owen and Kaylee Nicole Owen, being the Heirs at Law of Brian K. Owen, on May 29, 2014, of record in Instrument Number 20140530-0046386, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5285, Page 14; Book 5211, Page 812; Book 5239, Page 850; Book 6145, Page 135 and Instrument Number 20040723-0088103, Register's Office for Davidson County, Tennessee.

This is improved property known as: **529 Rockwood Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 3rd day of June, 2014.

The 529 Rockwood Drive Trust

Andy Maloney, Trustee
By Andy Maloney, Trustee

BILL GARRETT, Davidson County
Trans: T20140039158 DEEDWARR
Recvd: 06/04/14 10:32 2 pgs
Fees: 13.00 Taxes: 162.80

20140604-0048295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee**to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 3rd day of June, 2014.

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY