BILL GARRETT, Davidson County
Trans:T20140040805 DEEDWARR
Recvd: 06/10/14 13:40 2 pgs
Fees:13.00 Taxes:194.87

20140610-0050396

ADDRESS NEW OWNERS and SEND TAX BILLS:

DAVID ERNEST BREWINGTON
101 Imperial Point
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
83 - 1 - 188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **JEAN ELIZABETH BREWINGTON FUNDERBURK and SANDRA FAY BREWINGTON BAGGETT,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **DAVID ERNEST BREWINGTON,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot 3 of Granada Place, a plat of which is of record in Book 3106, Page 34, 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 Ernest Brewington and wife, Ann Elizabeth Brewington, by deed of record in Book 3404, Page 209, Register's Office for Davidson County, Tennessee. Ernest Brewington having died on January 25, 1979. Ann Elizabeth Brewington died on February 8, 2014, leaving Jean Elizabeth Brewington Funderburk, Sandra Fay Brewington Baggett, and David Ernest Brewington as her heirs. See Docket No. 14P-522, Probate Court for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1006 Granada Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided. GRANTEE shall be responsible for the 2014 property taxes.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this _____ day of June, 2014.

Sandra Fay Brewington Baggett — Jean Elizabeth Brewington Funderburk

SANDRA FAY BREWINGTON BAGGETT

JEAN ELIZABETH BREWINGTON FUNDERBURK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **JEAN ELIZABETH BREWINGTON FUNDERBURK**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 4 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **SANDRA FAY BREWINGTON BAGGETT**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 6 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $52,666.66.

AFFIANT

Subscribed to and sworn before me, this the 6 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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