WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088628 DEEDWARR
Recvd: 11/25/14 08:24 2 pgs
Fees:13.00 Taxes:222.00
20141125-0108409

G-VRES-14-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Audrey Hinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2014.

Notary Public RYAN LUX

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey N. Hinson and Audrey Hinson	**Same as New Owner**	
(NAME)	(NAME)	**133-01-0-063.00**
3800 Abbott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAMELA BREWER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY N. HINSON AND AUDREY HINSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 and the easterly 5 feet of Lot 25 on the Map of William Coleman's Subdivision of part of Radnor College Lane of record in Plat Book 547, Page 181, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and the easterly 5 feet of Lot No. 25 adjoin and front together 50 feet on the northerly margin of Drake Avenue and runs back 193 feet on the westerly line and 194.5 feet on the easterly line to a line in the rear which measures 78.5 feet thereon.

Being the same property conveyed to Myrtle Rebecca Brewer, unmarried by deed from B. B. Doubleday, Jr. of record in Book 7617, page 696, Register's Office for Davidson County, Tennessee, dated July 29, 1988 and recorded on August 3, 1988. (Value or consideration shown in aforementioned deed $38,000.00.) Being also known as 502 Drake Avenue Nashville, TN 37211.

Myrtle Rebecca Brewer died June 7, 2011. Her Last Will and Testament being admitted for Muniment of Title only , Docket No. 14P1060, Probate Court for Davidson County, Tennessee. Said property being devised to Pamela D. Brewer.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 181, Register's Office for Davidson County, Tennessee.
- Deed of Easement (for a fence) of record in Book 7617, Page 706, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **502 Drake Avenue , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF NOVEMBER, 2014.

Pamela Brewer by John Gleaves,
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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAMELA BREWER, and who acknowledged he executed the same as the free act and deed of the said PAMELA BREWER.

Witness my hand and official seal, this the 20th of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212