BILL GARRETT, Davidson County
Trans:T20140089110 DEEDWARR
Recvd: 11/26/14 09:51 2 pgs
Fees:13.00 Taxes:555.00

20141126-0109071

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141000324

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
21st day of NOVEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 6-24-15

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXIS STEVENS **2108 THISTLEWOOD DRIVE** **NASHVILLE, TN 37216**		**072-12-0-079.00**

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,

REBECCA BREW FOSTER AND DONNA BREW RADCLIFF, CO-EXECUTRIXES OF THE ESTATE OF JOHN B. BREW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXIS STEVENS, 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. 34 on the Plan of Dalewood, Section I, as of record in Book 1424, Page 108, Register's Office for said County.

Said Lot No. 34 fronts 90 feet on the easterly side of Thistlewood Avenue and runs back between parallel lines 133 feet to a dead line.

BEING the same property conveyed to John B. Brew and wife, Mary Smith Brew, by Warranty Deed from William Richard Holmes and wife, Betty Green Holmes, dated 6/27/61 and recorded 7/6/61 in Book 3250, Page 615, in the Register's Office of Davidson County, Tennessee. The said Mary Smith Brew having predeceased John B. Brew on November 1, 2000, leaving property vested to John B. Brew. The said John B. Brew having since died on June 21, 2014, leaving a Will probated in Case No. 14-P-545 in the Circuit Court for Twentieth Judicial District in Davidson County, Tennessee, Probate Division naming Rebecca Brew Foster and Donna Brew Radcliff as Co-Executrixes.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2108 THISTLEWOOD DRIVE, NASHVILLE, TN 37216**
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 our hands this 21st day of NOVEMBER, 2014.

ESTATE OF JOHN B. BREW

Rebecca Brew Foster, Co-Executrix by
Donna Brew Radcliff Attorney in Fact

REBECCA BREW FOSTER, CO-EXECUTRIX BY DONNA BREW RADCLIFF, ATTORNEY IN FACT

Donna Brew Radcliff, Co-Executrix

DONNA BREW RADCLIFF, CO-EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Donna Brew Radcliff, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Co-Executrix of the Estate of John B. Brew the within named bargainor, and that she as such Co-Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing by the said Donna Brew Radcliff as such Co-Executrix of the Estate of John B. Brew.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of November, 2014.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of November, 2014, before me personally appeared Donna Brew Radcliff to me known to be the person who executed the foregoing instrument in behalf of Rebecca Brew Foster, as Co-Executrix of the Estate of John B. Brew as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Rebecca Brew Foster, as Co-Executrix to the Estate of John B. Brew.

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

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018