BILL GARRETT, Davidson County
Trans:T20140091984 DEEDWARR
Recvd: 12/09/14 11:20 1 pgs
Fees:13.00 Taxes:482.85
20141209-0112637

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Sally A. Kaler
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF December, 2014.

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

Jennifer A Hoffman
Notary Public

My Commission Expires: 7-26-15

BREWER-H14218

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John W. Brewer , a married person	Guaranty Trust	065.09-0-106.00
4840 Shasta Drive	316 Robert Rose Drive	
Old Hickory, TN 37138	Murfreesboro, TN 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANTHONY SCOTT CONNELLY AND WIFE, RACHEL CONNELLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN W. BREWER , A MARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DIVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 364, on the Plan of Sherwood Forest Subdivision, Section Four, of record in Book 4460, Page 182-183, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Scott Connelly by deed from Lenardo Brantley and wife, Jessica Brantley f/k/a Jessica Matheny of record in Book 200808040080209, recorded on 08/04/2008, Register of Deed for Davidson County, Tennessee.

Anthony Scott Connelly now married to Rachel Connelly

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantee is married; however, neither he nor any member of his family will occupy said real property as homestead. Property is purchased by grantee as investment property only.

This is improved property known as 4840 Shasta Drive, Old Hickory, TN 37138.

( ) unimproved
This is (X) improved property known as 4840 Shasta Drive, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 5th day of December, 2014.

Anthony Scott Connelly

Rachel Connelly

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda Schneider, a Notary Public in and for said County and State, the within named ANTHONY SCOTT CONNELLY AND WIFE, RACHEL CONNELLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 5th day of December, 2014.

Notary Public

My Commission Expires: 6-22-15