BILL GARRETT, Davidson County
Trans:T20150001800 DEEDWARR
Recvd: 01/08/15 12:37 2 pgs
Fees:13.00 Taxes:1054.50
20150108-0002137

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145111

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Angela Batson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015.

Hilary Mohsenzadeh
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Gau 7529 Watervale Drive Nashville, TN, 37221	Movement Mortgage 841 Seahawk Circle Virginia Beach, VA, 23452 Loan #1856394	126-16-0-A-285.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($285,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRIAN P. BREWER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CASEY GAU, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 354 on the Final Plat Plan of Riverwalk Subdivision, Phase 2-A, Section 2, as shown by plat appearing of record in Instrument Number 20031014-0151984, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brian P. Brewer, unmarried, by Warranty Deed from The Craig Company, dated May 26, 2005 and recorded June 14, 2005, of record in Instrument Number 20050614-0067754, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7529 Watervale Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of January, 2015.

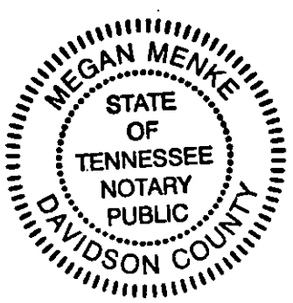
Brian P. Brewer

BRIAN P. BREWER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Brian P. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January, 2015.



M. Menke

Notary Public

Megan Menke

Printed Notary Name

My commission expires: 5-8-2018