BILL GARRETT, Davidson County
Trans:T20150011126 DEEDWARR
Recvd: 02/12/15 13:22 2 pgs
Fees:13.00 Taxes:481.00
20150212-0013116

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155386

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2015. NOTARY PUBLIC My commission expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: William C. Brewer III P.O. BOX 128408 Nashville, TN, 37212	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 104100A10400CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), 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, **MATT HAMILTON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM C. BREWER III, UNMARRIED**, 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 Unit Number A-1, on the Plan of Beechtree Condominiums, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E", of record in Master Deed Book 11174, Page 284, as amended in Book 11680, Page 193, in the Register's Office of Davidson County, Tennessee, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Matt Hamilton, by Warranty Deed dated July 28, 2006 and recorded August 8, 2006, of record in Instrument Number 20060808-0097447, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 2020 Beech Avenue Apt A-1, Nashville, TN 37204, 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.

Current Parcel ID No: 105100A10400CO

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 10th day of February, 2015.

Matt Hamilton

MATT HAMILTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matt Hamilton, 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 10th day of February, 2015.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY