BILL GARRETT, Davidson County
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20150427-0037371

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
746028 416516-000404
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MATTHEW BREWER	CORY BREWER	
(NAME)	(NAME)	
1032 ELMSHADE LANE	165 TIMBERLINE DR	172-03-0A-055.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37211	FRANKLIN, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bethany Bernier and Mitin J. Rathod, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Matthew S. Brewer, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 323,000.00

Affiant _____

Subscribed and sworn to before me this the 24th day of April 2015

Notary Public Janice H. Collins

My commission expires: 9-11-17

(Affix Seal)

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ), known as 1032 Elmshade Lane, Nashville, TN 37211
improved -0

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of March, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bethany Bernier

Mitin J. Rathod

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, Kim Heidepriem, a Notary Public in and for said County and State, Bethany Bernier, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2015.

(This area for official notarial seal)

Notary Public
My Commission Expires: 12/6/16

KIM HEIDEPRIEM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, Kim Heidepriem, a Notary Public in and for said County and State, Mitin J. Rathod, the within named bargainor married (fill in marital status), 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, at office, this 13th day of March, 2015.

(This area for official notarial seal)

Notary Public
My Commission Expires: 12/6/16

KIM HEIDEPRIEM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of The Woodlands, Phase I Section I of record in Plat Book 6900, Page (s) 498 and 499, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitin J. Rathod, a single male by Warranty deed from Ales Prokop and Zdenka Prokop, Trustees of the Prokop Family Revocable Trust Dated May 14, 2003 of record in Instrument No. 20080923-0096862 Register's Office for Davidson County, Tennessee, dated September 12, 2008 and recorded on September 23, 2008.