WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036586 DEEDWARR
Recvd: 05/12/15 10:46 2 pgs
Fees:13.00 Taxes:551.30
20150512-0043348

G-P-15-2815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Joseph Vasile	**F&M Bank**	
(NAME)	(NAME)	
2815 Hastings Road	**P.O. Box 451**	**09606006800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Clarksville, TN 37041-0451**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CORTNEY WILSON BREWSTER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN JOSEPH VASILE, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 69 on the Plan of Donelson Heights of record in Plat Book 1424, Page 35, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 85 feet on the North side of Hasting Road and runs back between lines 159.71 feet on the westerly and 159.75 feet on the easterly line to a point in the rear on which it measures 85 feet.

Being the same property conveyed to Cortney Wilson, unmarried by warranty deed from Linda Colton Lee, married of record in Instrument No. 20050412-0040349 Register's Office for Davidson County, Tennessee, dated 04/07/2005 and recorded on 04/12/2005.

Cortney Wilson having since married and is now kown as Cortney Wilson Brewster. The above referenced property has never been the principal marital residence for Cortney Wilson Brewster.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1334, Page 453, and Book 1537, Page 481, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2815 Hastings Road , Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF MAY, 2015.

Cortney Wilson Brewster by John Gleaves, Attorney in Fact

Cortney Wilson Brewster by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORTNEY WILSON BREWSTER, and who acknowledged he/she/they executed the same as the free act and deed of the said CORTNEY WILSON BREWSTER.

Witness my hand and official seal, this the 11th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212