WARRANTY DEED

File #15140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20150048250 DEEDWARR
Recvd: 06/17/15 13:23 2 pgs
Fees:13.00 Taxes:240.50
20150617-0057747

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Brewster	New Owner	-092-05-0-265.00
(NAME) 3312 Clifton Avenue	(NAME) P.O. BOX 210002	MAP - Parcel Numbers -092-05-0-265.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Raymond L. Delk**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Brewster and Jill Brewster, husband and wife** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 100 on the Plan of College Hill Subdivision, Section - 4 of record in Plat Book 2330, Page 31, 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 Raymond L. Delk by Installment deed from Mary F. Finley, unmarried of record in Book 6635, page 704, Register's Office for Davidson County, Tennessee, dated July 29, 1985 and recorded on August 21, 1985.
(Value or consideration shown in aforementioned deed $28,000.00.)

Being also known as 3312 Clifton Avenue Nashville, TN 37209.

unimproved ☐
This is improved ☒ property, known as 3312 Clifton Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11th day of June, 2015.

Raymond L. Delk

STATE OF ~~Tennessee~~ TEXAS

COUNTY OF ~~Davidson~~ TRAVIS

I, , a Notary Public of the County and State first above written, do hereby certify that Raymond L. Delk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 3-26-16

(SEAL)

KIM MERRILL
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-26-16

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206