NEW OWNER:
JEFFREY A. BREWER
816 BLOOMDALE TRACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
FRANKLIN SYNERGY BANK
722 COLUMBIA AVENUE
FRANKLIN, TN 37064

Map & Parcel
086120A06700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0940

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150078843 DEEDWARR
Recvd: 09/16/15 15:09 3 pgs
Fees:18.00 Taxes:1035.63
20150916-0094098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($279,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WRIGHT FARMS, L.L.C., a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY A. BREWER and ELIZABETH M. BREWER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 67, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WRIGHT FARMS, L.L.C., a Tennessee limited liability company, by virtue of a Correction Special Warranty Deed from UNIVERSAL BUILDERS, LLC, dated January 22, 2015, and recorded in Instrument Number 20150130-0008813, correcting the Special Warranty Deed of record in Instrument Number 20140916-0084571, both in the Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, by virtue of a Deed from Earheart Realty & Construction, Inc., dated June 29, 2004, and of record in Instrument Number 20040630-0077759, in the Register's Office for Davidson County, Tennessee, and by Deed from Beeazer Homes Corporation, dated August 8, 2002, and of record in Instrument No.

20020813-0097714, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **816 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20140328-0025675, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of September, 2015.

WRIGHT FARMS, L.L.C.

BY: BYRON M. GILL
ITS: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BYRON M. GILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **SPECIAL MEMBER** of **WRIGHT FARMS, L.L.C.,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office this 11th day of September, 2015.

Janel L. Johnson
NOTARY PUBLIC

My commission expires: 2/25/19

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$279,900.00.**

AFFIANT

Sworn to and subscribed to before me this 11th day of September, 2015.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY