Davidson County DEEDWARR
Recvd: 10/16/15 13:53 2 pgs
Fees:13.00 Taxes:518.00

20151016-0105531

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2015.

Notary Public
My commission expires: ~~04/17/16~~ 7-5-16

05-1508-66683

Address of New Owner:	Send Tax Bills to:	Tax Information:
Crystal Sea Inc. 1119 Mary Evelyn Ct Nashville TN 37217	NEW OWNER	094-01-0-121.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy R. Brewer, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Crystal Sea Inc., a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 13, on the Map of the subdivision of Lot 3 on the N .H. Hobson's Subdivision, of record in Book 421, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim Brewer by Quitclaim Deed from James L. Deatrick, Jr. and Marty L. Penix, dated February 22, 2001, recorded March 7, 2001, of record in Instrument No. 20010307-0021686, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy R. Brewer, a married man by Quitclaim Deed from Tim Brewer, dated April 16, 2001, recorded April 23, 2001, of record in Instrument No. 20010423-0039623, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of grantor, nor grantor's spouse, or any dependant, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 706 South 12th Street, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of October, 2015.

Timothy R. Brewer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy R. Brewer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 9th day of October, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON