THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095480** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Carl J Brewington, Jr. and Danielle M. Brewington 104 Teresa Drive Old Hickory TN 37138-2611	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-11-107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Semmens, Sr., an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl J Brewington, Jr. and Danielle M. Brewington, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat Resubdivision of Lot No. 9 and Lot No. 10, Teresa Drive Subdivision, of record in Instrument No. 20081009-0102457, 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 James A. Semmens, Sr., an unmarried man by Warranty Deed from Rucker K. Chunn and wife, Cathey B. Chunn, of record in Instrument No. 20120706-0059336, Register's Office for Davidson County, Tennessee, dated July 3, 2012 and recorded on July 6, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20081009-0102457, Register's Office for Davidson County, Tennessee.

Provisions set out in Deed of record in Book 2540, Page 121, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress to a Well reserved in Deed of record in Book 4012, Page 542, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Drainage Construction of record in Book 8896, Page 542, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150093442 DEEDWARR
Recvd: 11/03/15 08:53 2 pgs
Fees:13.00 Taxes:703.00
20151103-0111654

This is improved property located at 104 Teresa Drive Old Hickory TN 37138-2611.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2015.

James A. Semmens, Sr.

James A. Semmens, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Semmens, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

Nathan L. Powers

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY