BILL GARRETT, Davidson County
Trans:T20150099329 DEEDWARR
Recvd: 11/23/15 09:38 2 pgs
Fees:13.00 Taxes:636.40
20151123-0118413

G#27929-2

BOX #14

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2015.

Notary Public

My commission expires: 07-03-2017

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peggy Newman	**"New Owner"**	**07313011900**
1306 Belmont Park Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Anthony W. Brewster, Jr., sole Heir-at-Law of Anthony W. Brewster (Sr.) and joined by Anthony W. Brewster, Jr., as Administrator of the Estate of Anthony W. Brewster, Sr.

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peggy Newman

HEREINAFTER CALLED THE GRANTEE, HER 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. 29 on the Plan of Mailan Heights, of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Anthony W. Brewster, Sr., an unmarried man, by Warranty Deed dated June 11, 2004, from Carla J. Jacobs n/k/a Carla J. Locke and husband, Jerry Locke, of record in Instrument No. 20040629-0076776, Register's Office for Davidson County, Tennessee. The said Anthony W. Brewster (Sr.) died intestate on September 8, 2015. Anthony W. Brewster, Jr., was determined to be the sole heir-at-law by Affidavit of Heirship of record in Instrument No. 20151123-0118412 **, said Register's Office.**

The intestate is currently being administered in the Circuit Court of Davidson County, Tennessee, under Docket No. 15P1746. Anthony W. Brewster, Jr., son and sole heir was named Administrator. The Administrator joins in this conveyance to confirm the Estate approves of the sell and to acknowledge receipt of the full proceeds of the sale.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2019, Page 63, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **2716 Mailan Drive, 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 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/our hand(s) this **20th** day of **November, 2015.**

Anthony W. Brewster, Jr., sole Heir-at-Law of Anthony W. Brewster (Sr.)

Anthony W. Brewster, Jr., Administrator of the Estate of Anthony W. Brewster, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anthony W. Brewster, Jr., sole Heir-at-Law of Anthony W. Brewster (Sr.), and as the Administrator of the Estate,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2015.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017