WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 1/9/16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
[illegible]

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Smith	Owner	11708012700
(NAME)	(NAME)	
1510 Ferguson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150102263 DEEDWARR
Recvd: 12/03/15 10:08 2 pgs
Fees:13.00 Taxes:3017.35
20151203-0121843

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian S. Brenneman, Trustee of the Brian S. Brenneman Revocable Trust under Agreement dated November 20, 2012**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew Smith and Amanda Smith, husband and wife**, hereinafter called the GRANTEE(S), its successors and/or 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 the east 50 feet of Lot No. 153 on the plan of Map of Victoria Place, as shown on plat of record in Book 332, Page 10, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brian S. Brenneman, Trustee of the Brian S. Brenneman Revocable Trust under Agreement dated November 20, 2012, by Quitclaim Deed from Brian Scott Brenneman, dated 11/26/2012, in Instrument Number 20121212-0114695, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the map of record in Book 332, Page 10; (2) Covenants, conditions, easements and restrictions of record in Instrument Number 20130102-0000302, in the Register's office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1510 Ferguson Avenue, Nashville, TN 37212
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 2nd day of September, 2015.

Trustee

Brian S. Brenneman, Trustee

State of ~~Tennessee~~ Texas
County of Hopkins

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian S. Brenneman with whom I am personally acquainted and who proved himself to be the Trustee of Brian S. Brenneman Revocable Trust under Agreement dated November 20, 2012, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 2 day of September 2015.

Devy Bert

Notary Public
My Commission Expires: 11.30.17

DEVY BERT
Notary Public, State of Texas
My Commission Expires
November 30, 2017

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129