WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087689 DEEDWARR
Recvd: 10/05/16 12:09 2 pgs
Fees:13.00 Taxes:259.00
20161005-0105206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of October, 2016

Notary Public
My Commission expires: 7/8/19 (Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Barry A. Brewer	SAME	052-02-0-232.00
P.O. Box 1615		
Hendersonville, Tn 37077		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 327 Hillcrest Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barry A. Brewer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15 on the Map of Rainbow Terrace Subdivision, Section 2, unrecorded and described according to a copy of said Map by W.W. Turner Co., Engineers, dated August 26, 1947, as follows:

Said Lot No. 15 fronts 139 feet on the easterly side of Hillcrest Drive and runs back 382.4 feet on the southerly line and 390.6 feet on the the northerly line, to a dead line ni the rear, measuring 139.2 feet thereon.

Being the same property conveyed to Andy Maloney, as Trustee for The 327 Hillcrest Drive Trust, by deed from Shirley Marie Reed, on October 4, 2016, of record in Instrument Number 20161005-0105205 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6313, page 973, Register's Office Davidson County, Tennessee.

This is improved property known as: **327 Hillcrest Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 4, 2016.

The 327 Hillcrest Drive Trust

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 4, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY