BILL GARRETT, Davidson County
Trans:T20160091920 DEEDWARR
Recvd: 10/18/16 14:13 2 pgs
Fees:13.00 Taxes:351.50
20161018-0110085

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Homes, LLC 1113 Arrowhead Dr. Brentwood, TN 37027-7416	Nashville Homes, LLC 1113 Arrowhead Dr. Brentwood, TN 37027-7416	052020-23200

THIS INDENTURE, made this 17th day of October, 2016 between

Barry A. Brewer

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Nashville Homes, LLC

of Williamson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 to the Easterly side of Hillcrest Drive and runs back 382.4 feet on the Southerly line and 390.6 feet on the Northerly line, to a dead line on the rear, measuring 139.2 feet thereon.

Being the same property conveyed to Barry A. Brewer by Warranty Deed dated 10/4/16 from Andy Maloney, as Trustee for the 327 Hillcrest Drive Trust of record in Instrument No. 20161005-0105206, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 327 Hillcrest Drive, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Barry A. Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry A. Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $95,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County