BILL GARRETT, Davidson County
Trans:T20160108254 DEEDWARR
Recvd: 12/08/16 15:52 2 pgs
Fees:13.00 Taxes:1979.50
20161208-0129217

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive Suite 290
Brentwood, TN 37027
16-2174

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of December, 2016

Notary Public
Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert J. Brewer 1817A 5th Ave North Nashville, TN 37208	Legacy Home Loans 8119 Isabella Lane Suite 105 Brentwood, TN 37027	081-08-0Y-001.00-CO

WARRANTY DEED

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

Neal A. Faught and Jennifer L. Faught, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert J. Brewer, an unmarried person.

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1817 5th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20130415-0036897, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Neal A. Faught and Jennifer L. Faught, husband and wife by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140512-0040636 Register's Office for Davidson County, Tennessee, dated May 7, 2014 and recorded on May 12, 2014. (Value or consideration as shown in aforementioned deed $424,050.00.) Being also known as 1817A 5th Ave North Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1817A 5th Ave North, Nashville, TN 37208.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of December, 2016.

Neal A. Faught

Jennifer L. Faught

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Neal A. Faught and Jennifer L. Faught, husband and wife
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of December, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7/28/20

(Notary Seal)