WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$386,000.00**

Affiant

Subscribed and sworn to before me, this 9th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA ELLSWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20160109174 DEEDWARR
Recvd: 12/13/16 09:06 2 pgs
Fees:13.00 Taxes:1428.20

20161213-0130315

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanay Parekh	new owner	104-14-0F
(NAME)	(NAME)	(MAP)
2846 Woodlawn Drive		001.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Mary Rachel Brewer (formerly known as Mary Rachel Templeton) and Robert Russell Brewer, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tanay Parekh and Holly Fletcher, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Horizontal Property Regime for Woodlawn Court Condominium, as shown on plat of record as Plat Book 6900, Pages 862 and 863 and as recorded in the Master Deed of record as Book 7792, Page 360, and amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Mary Rachel Templeton and Robert Russell Brewer, wife and husband, by Warranty deed from Edna Gerth Nickell, a single person, of record in Instrument No. 20141114-0105125 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 14, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2846 Woodlawn Drive, Nashville, Tennessee 37215

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 do 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 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 9th day of December, 2016.

Mary Rachel Brewer

Robert Russell Brewer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Rachel Brewer and Robert Russell Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of December, 2016.

Notary Public

My Commission Expires: 5/9/2019

John M. Wells
State of Tennessee Notary Public
Davidson County