BILL GARRETT, Davidson County
Trans:T20170023832 DEEDWARR
Recvd: 03/21/17 10:26 3 pgs
Fees:18.00 Taxes:714.10
20170321-0027355

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17091

Send Tax Bills To:
New Owner

New Owner is:
Gene Tapalman
4605 Bantas Creek Road
West Alexandria, OH 45381

MAP: 173-09-0A

PARCEL: 362.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gary Brewer and wife, Gail Brewer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gene Tapalman and wife, JoEllen Tapalman**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **7041 Sunnywood Drive, Nashville, TN 37211**

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

LAND in Davidson County, Tennessee, being Lot No. 296, as shown on the plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Gary Brewer and Gail Brewer, husband and wife, by Warranty Deed from Kelley B. Waldman, f/k/a Kelley J. Brewer, and Jeff Waldman, dated 3/26/13 and recorded 4/3/13 in Instrument No. 20130403-0032770, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of March, 2017.

GRANTOR(S):

GARY BREWER

GAIL BREWER

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gary Brewer and Gail Brewer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of March, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$193,000.00**.

AFFIANT

SWORN TO and subscribed before me this 17th day of March, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____

RELEASE OF DEED OF TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **CADENCE BANK, N.A., a national banking association,** acknowledges full payment of the indebtedness secured by that certain mortgage executed by **KELLEY BREWER,** to **CADENCE BANK N.A.,** and **LANCELOT L. MINOR, III "TRUSTEE"** on the **21st** day of **MAY 2007** which said DEED OF TRUST was recorded **MAY 30, 2007** in the **REGISTER OF DEEDS OFFICE** of **DAVIDSON COUNTY TENNESSEE** in **INSTRUMENT NUMBER 20070530-0063848** and the undersigned does hereby release and satisfy said INSTRUMENTS.

In witness whereof, the undersigned; **CADENCE BANK, N.A.** has caused these presents to be executed this **7th** day of **MARCH 2017**

CADENCE BANK, N.A.

By: Teresa Griswold
Teresa Griswold
VICE PRESIDENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Teresa Griswold, whose name as Vice President of Cadence Bank, N.A. who is known to me, acknowledged before me on this date that, being informed of the contents of said Agreement, he/she as such agent and officer, and with full authority, executed the same voluntarily, as an act of said corporation.

Given under my hand this 7th day of March 2017

WITNESS: Maranda McCann

Notary Public Shelia Carroll
Shelia Carroll
My Commission Expires: April 26, 2020

This document was prepared by:
Shelia Carroll
Mail to:
Shelia Carroll
Cadence Bank N.A.
PO Box 43467
Birmingham, Al 35243-0467

SHELIA CARROLL
NOTARY PUBLIC
ALABAMA STATE AT LARGE