WARRANTY DEED

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-DM-17-4016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James R. Brewer	**Access National Mortgage**	
(NAME)	(NAME)	**041-06-0-009.00**
4016 Brick Church Pike	**1800 Robert Fulton Drive Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Reston, VA 20191**	
(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, **DAVID G. MORGAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. BREWER, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Skyline, Section One of record in Plat Book 2854, Page 117, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 100 feet on the West side of Brick Church Pike, and runs back 436 feet on the North line and 436.74 feet on the South line, to a dead line in the rear on which it measures 125.4 feet thereon.

Being the same property conveyed to David G. Morgan, a single person by Warranty Deed from Kevin Crutcher and Sonya Crutcher, husband and wife of record in Instrument No. 20131017-0108843 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 17, 2013.

This conveyance is subject to:
- Taxes for the year 2017.
- SAll matters shown on the Plan of record in Plat Book 2854, Page 117, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3127, Page 235, in the Register's Office for Davidson County, Tennessee, restrictions in said instrument having since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4016 Brick Church Pike , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170058491 DEEDWARR
Recvd: 07/10/17 10:12 2 pgs
Fees:13.00 Taxes:804.75
20170710-0068845

Witness my/our hand(s) this the 3rd DAY OF JULY, 2017.

David G. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID G. MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212