WARRANTY DEED

Bill Garrett
Batch# 6303
10/02/2017 10:18:04 AM
Fees: $13.00 Taxes: $658.60

Davidson County
DEEDWARR
2 pgs

20171002-0100357

O-VRES-17-0114

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/26/20

(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)
Marc Brittany Montgomery and Gavin Humes Nutt	**Franklin American Mortgage Company**	
(NAME) **114 Hickerson Street**	(NAME) **6100 TOWER CIRCLE**	**043-04-0-036.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Franklin, TN 37067**	
(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, **EARL KAY BREWER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC BRITTANY MONTGOMERY AND GAVIN HUMES NUTT,** wife and husband, 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:

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. 25 on the Plan of Scenic View Subdivision, not of record, being described as follows:

Said Lot No. 25 fronts 106.6 feet on the Northerly margin of Hickerson Street (formerly Keeton Avenue); thence from a point in said margin, runs back 105 feet on the common line dividing Lots 22 and 25; thence Westerly on the common line dividing Lots 24 and 25, 150.8 feet to a point on the Northeasterly corner of Keeton Avenue; thence running with said margin Southeasterly 86.5 feet to the start of a curve; thence around said curve 33.4 feet to the point of beginning.

Being the same property conveyed to Earl Brewer and Sandra Brewer, husband and wife by Warranty deed from Rod Ramsey, un-married of record in Instrument No. 20041117-0138322 Register's Office for Davidson County, Tennessee, dated November 10, 2004 and recorded on November 17, 2004. Earl Brewer and Sandra Brewer, having since divorced as evidenced by Final Decree of Divorce recorded on March 14, 2013 in Instrument No. 20130314-0025704. And further being the same property conveyed to Earl Kay Brewer by Quitclaim deed from Sandra Lenora Curtis Brewer of record in Instrument No. 20170302-0020518 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on March 02, 2017. Earl Kay Brewer, having since married. His spouse, Lucy L. Brewer joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Restrictions of record in Book 1974, Page 189, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Hickerson Street, Old Hickory, Tennessee 37138**.

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.

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2017.

Earl Kay Brewer

Earl Kay Brewer

Lucy L. Brewer

Lucy L. Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL KAY BREWER AND LUCY L. 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2017.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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