Bill Garrett Davidson County
Batch# 108732 DEEDWARR
06/25/2018 02:53:59 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180625-0061144

This instrument prepared by/return to:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00 Affiant Subscribed and sworn to before me, this the 13th day of June, 2018. Notary Public My commission expires: 10/07/2019

CONNIE A. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gary A. Brewer	New Owner	172-03-0A-055.00
165 Timberline Dr.		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW S. BREWER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY A. BREWER AND WIFE, GWEN G. BREWER,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 55 on the Plan of The Woodlands, Phase I Section I of record in Plat Book 6900, Page(s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew S. Brewer, unmarried, by Warranty Deed from Bethany Bernier and Mitin J. Rathod, wife and husband, of record in Instrument No. 20150427-0037371 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1032 Elmshade Ln. Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2018.

Matthew S. Brewer

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and seal this 14th day of June, 2018.

Rachael C. Mcmurtrie
Notary Public

My Commission Expires: 03/03/2020

RACHAEL C. M
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON