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This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3501**

Bill Garrett Davidson County
Batch# 114699 DEEDWARR
07/11/2018 10:37:22 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20180711-0066894

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LOREN LANCASTER AND WILLIAM JAKE LANCASTER, WIFE AND HUSBAND, AND JOSEPH MCRAE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **William Brewer and Caroline Brewer, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lipscomb Heights, as of record in Book 2083, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Loren Lancaster and William Jake Lancaster, wife and husband, and Joseph McRae, a married man, as joint tenants with right of survivorship, by Warranty Deed from Kathryn A. Brothers, unmarried, dated 06/16/2016 and filed for record on 06/20/2016 in Instrument Number 20160620-0062242, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3913 Albert Drive, Nashville, Tennessee, 37204.

Map and Parcel: 118-13-0-131.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5 day of July, 2018.

Loren Lancaster

William Jake Lancaster by Loren McRae Lancaster his attorney in fact
William Jake Lancaster by
Loren McRae Lancaster, Attorney-in-Fact

Joseph Lawrence McRae by Loren McRae Lancaster his attorney in fact
Joseph Lawrence McRae by
Loren McRae Lancaster, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loren Lancaster, William Jake Lancaster by Loren McRae Lancaster, Attorney-in-Fact, and Joseph Lawrence McRae by Loren McRae Lancaster, Attorney-in-Fact, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of July, 2018.

SHAUN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 26, 2019

(SEAL)

NOTARY PUBLIC

My Commission Expires: June 26, 2019

STATE OF TENNESSEE
COUNTY OF Shelby

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$590,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 10th day of July, 2018.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 11-3-20

Grantee(s) Name, Address:	Send Tax Statement To:
William Brewer and Caroline Brewer	Mortgage Investors Group
3913 Albert Dr.	6320 East Walnut Springs Lane #200
Nashville TN 37204	Knoxville TN 37919