Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #18-1256

Bill Garrett Davidson County
Batch# 127869 DEEDWARR
08/13/2018 08:35:41 AM 2 pgs
Fees: $13.00 Taxes: $1,885.00

20180813-0079346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Clark Brewer and Caroline Estopinal Brewer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa Megan Zoffuto, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of S.C. Caldwell's Roycroft Addition as of record in Book 332, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William Clark Brewer and Caroline Estopinal Brewer, husband and wife by deed from Katherine A. Summers, a single person, dated May 12, 2012 of record in Instrument No. 20120524-0045196 and by QC Deed of record in Instrument No. 20161031-0115118, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 746 Roycroft Place, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of August, 2018.

William Clark Brewer

Caroline Estopinal Brewer

State of Tennessee)
County of Davidson)

On this 9th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Clark Brewer and Caroline Estopinal Brewer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 509,400.00.

Affiant

Sworn and subscribed before me on this the 9th day of August, 2018.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

NEW OWNER:
Teresa Megan Zoffuto
746 Roycroft Place
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:

NEW OWNER

TAX MAP-PARCEL #:
105-10-0-207.00