Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RE-18-1602

Karen Y Johnson Davidson County
Batch# 149846 DEEDWARR
10/08/2018 12:54:10 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20181008-0099607

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2018.

Notary Public

My commission expires: 2/16/20

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brady Toops **Casey Toops**	new owner	**0920307500**
1602 Meharry Boulevard	719 Lischey Ave	
Nashville, TN 37208	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brewer Squared, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brady Toops, unmarried and Casey Toops,married as tenants in common.

HEREINAFTER CALLED THE GRANTEES, 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 the westerly 33 feet of the Easterly feet of Lots Nos. 13 and 14 on the Plan of A.J. Harding's Addition to Nashville, as of record in Record Book 21, Page 138, Register's Office for Davidson County, Tennessee. Said parts of Lot No. 13 and 14 front 33 feet on the Northerly side of Harding Street and run back between parallel lines parallel with and 30 feet West of the Westerly margin of 16th Ave. North, formerly Park Street 100 feet to a dead line.

Being the same property conveyed to Mary E. Patton, by deed from Will Gordon and wife, Lela Gordon, on October 3, 1938, of record in Book I 082, page 477, Register's Office for Davidson County, Tennessee. The said Mary E. Patton died intestate on May 9, 1962, leaving as her sole heir-at-law, Paul H. Tate, as evidenced by Affidavit of Heirship of record in Instrument Number 2001030-0107167, said Register's Office. The said Paul H. Tate died intestate on November 29, 2000 leaving as his heirs at law: Ruth Tate, Paulette Woodard, Joseph Tate, Angela P. Colter, Carl Tate, Ruth Corder and Sandra Smith, as evidenced in Affidavit of Heirship of record in Instrument No. 20170623-0063609, said Register's Office. Property further conveyed to Ruth Tate by Quitclaim Deed from Paulette Woodard, Joseph Tate, Angela P. Colter, Carl Tate, Ruth Corder and Sandra Smith, of record in Instrument No. 20170705-0067514, Instrument No. 20170705-0067515, Instrument No. 20170705-0067516, Instrument No. 20170705-0067517, said Register's Office. Ruth Tate, unmarried, conveyed her interest in subject property to Andy Maloney, as Trustee for the Meharry Blvd Trust, dated June 27, 2017, of record in Instrument No. 20170705-0067518, Register's Office for Davidson County, Tennessee. Andy Maloney, as Trustee for The Meharry Blvd Trust conveyed his interest to Barry A. Brewer, by Warranty Deed dated June 27, 2017, of record in Instrument No. 20170706-0067981, Register's Office for Davidson County,

Barry A. Brewer conveyed his interest to Brewer Squared, LLC, by Quitclaim Deed dated October 17, 2017, of record in Instrument No. 20171023-0107950, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1602 Meharry Boulevard, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 10-5-18
Brewer Squared, LLC
By: Barry Brewer
Its: Managing Member

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Barry Brewer** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Managing Member of Brewer Squared, LLC and that he is authorized by Brewer Squared, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of October, 2018.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020