Karen Y Johnson Davidson County
Batch# 167741 DEEDWARR
11/28/2018 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $588.30
20181128-0115990

This Instrument Prepared By:
Thomas M. Hutto Esq.
Lawwell, Dale, Graham & Hutto
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **ROBERT BREWER,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **MEGAN HOEKSEMA, AN UNMARRIED WOMAN, AND LYDIA HENDERSON, AN UNMARRIED WOMAN,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, TN, described as Unit No. A-18 of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN., as shown on the plat of Ashlawn Place Condominiums, Condominium apartments, recorded as Exhibit to the Master Deed of record in Book 6607, page 596, and Book 7168, page 550, said Register's Office, and described in the Master Deed recorded in Book 6607, Page 596, and Book 7168, Page 550, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums, Condominium Apartments contained in the Master Deed of record in Book 6607, Page 596, and Book 7168, Page 550, and By-Laws appended thereto, Register's Office for Davidson County, TN., are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert Brewer by Deed dated August 31, 2007, recorded September 6, 2007, in Instrument Number 20070906-0107307, in the Official Records of Davidson County, Tennessee.

FIRST PARTY certifies that this property is not currently used by FIRST PARTY or a spouse or dependent of FIRST PARTY as a principal place of residence.

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Legal description obtained from prior deed.

This property is shown on the tax records of Davidson County, Tennessee, as MAP 161-05-0A, PARCEL 019.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, which are prorated and paid by FIRST PARTY; subject to the Master Deed for Ashlawn Place Condominiums of record in Book 6607, Page 596, Book 7168, Page 550, Register's Office of Davidson County, Tennessee; subject to all Restrictions, Easements, By-Laws, Restrictive Covenants, Conditions, and Regulations, as shown in Book 6607, Page 596, and Book 7168, Page 550, Register's Office of Davidson County, Tennessee; all matters shown in Plat attached as Exhibit B to the Master Deed of Record in Book 6607, Page 596, and Book 7168, Page 550, Register's Office of Davidson County, Tennessee; and any restrictions of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 26th day of November, 2018.

Robert Brewer

STATE OF TENNESSEE
COUNTY OF MAURY

On this 26th day of November, 2018, before me personally appeared **Robert Brewer**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of November, 2018

Notary Signature

THOMAS M. HUTTO
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

My commission expires: 7/18/2021

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STATE OF TENNESSEE - ~~MAURY~~ Sumner COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$159,000.00.**

Affiant

Sworn and subscribed to before me,
~~20th~~ 27th day of November, 2018.

Notary Public

My commission expires: 11.30.2020

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

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Megan Hoeksema & Lydia Henderson
718 Ashlawn Place
Nashville, TN 37211

NAME AND ADDRESS OF PROPERTY OWNERS:

- Same -

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True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

