WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-19-2020

(AFFIX SEAL)

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Martin and Marjorie Martin	Quicken Loans	033-12-0-033.00
(NAME)	(NAME)	Karen Johnson Davidson County
214 Cindy Place	1050 Woodward Ave	Batch# 219353 DEEDWARR
(ADDRESS)	(ADDRESS)	04/18/2019 08:27:30 AM 3 pgs
Goodlettsville, TN 37072	Detroit MI 48226	Fees: $18.00 Taxes: $739.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190418-0035617

For and in consideration of the sum of ten dollars, 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 Cynthia Loveday and Angela Baker and Donald E. Brewer Jr., heirs for the Estate of Donald E. Brewer, deceased, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto James Martin and Marjorie Martin, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 180 on the Plan of Gatewood, of record in Book 3300, Page 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 180 fronts 87.0 on the easterly margin of Cindy Place and runs back 153.2 feet on the southerly line and 158.0 feet on the northerly line to a broken line in the rear on which it measures 113.4 feet.

Being the same property conveyed to Donald E. Brewer and Delana Brewer, his wife by Deed from Charles E. Foster and Linda B. Foster, his wife, dated August 29, 1983 and recorded August 31, 1983 of record in Book 6125, Page 723, Register's Office for Davison County, Tennessee.

The said Delana Brewer died on 12/17/2015, leaving the said Donald E. Brewer the sole surviving tenant by the entirety.

The said Donald E. Brewer died testate on 03/17/2016, devising subject property to Cynthia Loveday, Angela Baker and Donald E. Brewer, as evidenced in File No. 19P94, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 214 Cindy Place, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 386964
Warranty Deed TN

RECORD & RETURN TO:
Midtown Title of Murfreesboro
262 Robert Rose Drive, Ste. 101
Murfreesboro, TN 37129
File No.: 1-19-3947

20190418-0035617

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of April, 2019.

Cynthia Loveday

Angela Baker

Donald E. Brewer Jr.

Cynthia Loveday, Personal Representative for the Estate of Donald E. Brewer

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy Loveday, Angela Baker, and Donald Brewer Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and Official seal this 16th day of April, 2019.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Loveday with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Personal Representative of the Estate of Donald E. Brewer, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of April, 2019.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

