THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319703**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2019. Notary Public My Commission Expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Andrew J. Brewer and Deborah A. Brewer 7025 Sunnywood Drive Nashville TN 37211	Send Tax Bills To: Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 173-09-OA-370.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary L. Grunow, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew J. Brewer and Deborah A. Brewer, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 304, as shown on the map entitled Phase Five Lenox Village, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ZACHARY L. GRUNOW, by deed from SONJA M. THALER, of record in Instrument No. 20081201-0116133, dated November 26, 2008, said Register's Office.

Lauren Grunow joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 173-09-OA-370.00-CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and in Instrument No. 20010918-0100851, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20050120-0007427, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, which was corrected by Instrument No. 20050113-0005133, said Register's Office.

Karen Johnson Davidson County
Batch# 240900 DEEDWARR
06/10/2019 10:40:20 AM 2 pgs
Fees: $13.00 Taxes: $880.60

20190610-0055234

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032825, supplemented in Instrument No. 20040526-0062221, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20040305-0025146, said Register's Office.

This is improved property located at 7025 Sunnywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2019.

Zachary L. Grunow

Lauren Grunow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary L. Grunow and Lauren Grunow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2019.

Notary Public

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022