Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File # 14025

Karen Johnson Davidson County
Batch# 257087 DEEDWARR
07/15/2019 11:48:04 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20190715-0068860

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 11-26-22
File No. 19-5680

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Katherine B. Brewer (NAME)	Quicken Loans Inc (NAME)	026-09-0-019
520 Donald Avenue (STREET ADDRESS)	1050 Woodward Ave (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Detroit MI 48226 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John R. Ayers and Ashley Ayers, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine B. Brewer, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 14, on the plan of Clark Place, Section 5, a plat of which is of record in Book 2331, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to John R. Ayers, unmarried, by Warranty Deed from Linda B. Walrond, unmarried, dated 6/2/14 and recorded 6/5/14 in Instrument No. 20140605-0048720, and as corrected by Affidavit of Scrivener's Error dated 4/26/16 and recorded 4/29/16 in Instrument No. 20160429-0042130, Register's Office for Davidson County, Tennessee.

The said John R. Ayers having since married.

Ashley Ayers joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. All existing easements and all other matters shown on plat of record in Plat Book 2331, Page 159, Register's Office for Davidson County, Tennessee.

The 2018 county and city taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 520 Donald Avenue, Goodlettsville, TN 37072.

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, her heirs and assigns, forever, and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 12th day of July, 2019.

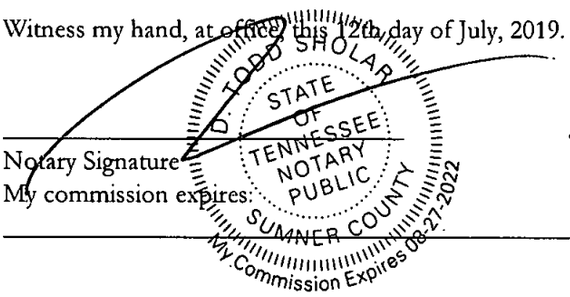
John R. Ayers

Ashley Ayers

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of July, 2019, before me personally appeared John R. Ayers and Ashley Ayers, 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's (or persons') free act and deed.

Witness my hand, at office this 12th day of July, 2019.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066