Karen Johnson Davidson County
Batch# 372873 DEEDWARR
03/16/2020 11:14:40 AM 4 pgs
Fees: $23.00 Taxes: $1,583.60
20200316-0028734

# GENERAL WARRANTY DEED

**This Instrument Was Prepared By:**
**Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027**

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel:** |
|---|---|---|
| Tyler Andrew Brewer<br>& Sarah Nicole Hayden<br>521B Basswood Ave<br>Nashville, TN 37209 | First Bank<br>318 Seaboard Ln Ste 205<br>Franklin, TN 37067 | **090-11-0E-002.00 CO** |

State of Tennessee
County of Rutherford

The actual consideration or value for this transfer, whichever is greater, is **$428,000.00**.

Affiant

Sworn to and subscribed before me this 13th day of March, 2020.

Notary Public

My commission expires: 9/19/22

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **JULIE LOOMIS AND OWEN B. LOOMIS, JR., wife and husband** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **TYLER ANDREW BREWER AND SARAH NICOLE HAYDEN, both unmarried, with rights of survivorship** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **521B Basswood Avenue, Nashville, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand on this 13 day of March 2020.

**GRANTOR:**

JULIE LOOMIS

OWEN B. LOOMIS, JR.

STATE OF TENNESSEE
COUNTY OF [illegible]

On this 13 day of March, 2020, before me personally appeared Julie Loomis and Owen B. Loomis, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness ~~my hand~~, at office, this 13 day of March, 2020.

Notary Public

My Commission Expires: 10.3.2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Exhibit A

### Legal Description

Land in Davidson County, Tennessee, being Unit No. B, as shown on Exhibit "C", on the plan of the Declaration of Covenants, Conditions and Restrictions for Homes at 521 Basswood, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development) of record in Instrument No. 20190117-0004950, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JEAN LAFITTE DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS S. HIRSBRUNNER, SUE ANN HURSBRUNNER, KELI KEIR AND KAREN HUTCHERSON, of record in Instrument No. 20160922-0100078, dated September 20, 2016, said Register's Office.

Further being the same property conveyed to MICHAEL LEE AND WIFE, ELIZABETH LEE, A FIFTY PERCENT (50%) INTEREST AND BRIAN CHESTER, A FIFTY PERCENT (50%) INTEREST, AS TENANTS IN COMMON, by quitclaim deed from JEAN LAFITTE DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160926-0101304, dated September 20, 2016, said Register's Office. See also Instrument No. 20170118-0005493, dated January 7, 2017, said Register's Office.

Further being the same property conveyed to JULIE LOOMIS AND OWEN B. LOOMIS, JR., WIFE AND HUSBAND, by deed from MICHAEL LEE AND ELIZABETH LEE, HUSBAND AND WIFE AND BRIAN CHESTER, of record in Instrument No. 20181129-0116406, dated November 20, 2018, said Register's Office.

**Exhibit B**

**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 090-11-0E-002.00 CO.

2. Matters shown on the Plan of record in Plat Book 332, Page 11, said Register's Office.

3. Matters shown on the Plan of record in Instrument No. 20161129-0125118, said Register's Office.

4. Sanitary Sewer Easement of record in Book 3880, Page 77, said Register's Office.

5. 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. 20190117-0004950, said Register's Office.