WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy Merriam and John Merriam	NEW OWNER	0172010A14600CO
(NAME)	(NAME)	
313 Fielding Crest		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 439068 **DEEDWARR**
07/16/2020 11:35:33 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20200716-0078036

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jack Paul Brewer and Holly Gassaway Brewer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristy Merriam and John Merriam, wife and husband,** hereinafter called the GRANTEES, their 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. 146 on the Revised Plan of Copperfield of record in Book 6900, Page 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jack Paul Brewer and Holly Gassaway Brewer, husband and wife by deed dated February 15, 2008 from Matthew D. Matthews and wife, Kimberly D. Matthews of record in Instrument No. 20080219-0015680, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 313 Fielding Crest, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my/our hands this 14th day of July, 2020.

Jack Paul Brewer

Holly Gassaway Brewer

State of Tennessee
County of Davidson

On this 14th day of July, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jack Paul Brewer and Holly Gassaway Brewer, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 14th day of July, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-Merriam