THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER, ATTY
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:

Dexter S. Brewer, Trustee
1008 9th Avenue North
Nashville, TN 37208

SEND TAX BILL TO:

SAME

PARCEL ID:

082 13 0A 013.00

Karen Johnson Davidson County
Batch# 815494 **DEEDWARR**
03/04/2022 10:45:50 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20220304-0024924

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dexter Sutton Brewer,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dexter S. Brewer, Trustee** of the **Dexter Sutton Brewer Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, his interest in a certain tract or parcel of land situated in the Davidson County, Tennessee, more particularly described as follows:

See EXHIBIT "A"

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record, including those set out in **Exhibit "B",** attached hereto.

Being the same property conveyed to Dexter Sutton Brewer by Warranty Deed from the Metropolitan Development and Housing Agency of record in Instrument No: 20030204-0014940, Register's Office for Davidson County, Tennessee.

The Deed of Trust in favor of NYCB Mortgage Company, LLC, was released by Deed of Release of record under Instrument No: 20191216-0129172, Register's Office, Davidson County, Tennessee.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenant and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of February, 2022.

DEXTER SUTTON BREWER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dexter Sutton Brewer, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2022.

Notary Public

CHRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-3-2023

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. E-2, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee; described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

Being a portion of the same property to Tamay Ozari by deed from Clerk & Master of record in Book 8631, page 301, Register's Office for Davidson County, Tennessee; title is now vested in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Agreed Order- Docket No. 01C-1570; being a portion of the same property conveyed to Darryle Eugene Cannon and wife, Rosalyn D. Cannon, and Alice G. Cannon by deed from David D. Mulloy of record in Book 6692, page 484, Register's Office for Davidson County, Tennessee; title is now vested in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Agreed Order- Docket No. 01C-1569; being a portion of the same property conveyed to William Patton, Jr., by deed from Clarice Cain of record in Book 11115, page 98, Register's Office for Davidson County, Tennessee; William Patton, Jr., having since conveyed to Metropolitan Development and Housing Agency by deed of record as Instrument No. 200106010057348, Register's Office for Davidson County, Tennessee; being a portion of the property conveyed to Glenn Ferguson by deed from C. Kinian Cosner, Jr., Trustee of record in Book 8065, page 110, Register's Office for Davidson County, Tennessee; title is now vested in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Agreed Order- Docket No. 01C-1567; being a portion of the same property conveyed to Rebecca Conn by installment deed from Anna Mary Bransford and husband, Johnson Bransford, of record in Book 1212, page 80, said Register's Office, the said Rebecca Conn having since died leaving Shirley Gransville Conn, Betty Jean White, Moses Fisher, Calandra Danielle Long and Ehren Little as her heirs at law. Shirley Gransville Conn conveyed his interest to Berry Jean White by deed of record in Book 6155, page 826, said Register's Office; the said Moses Fisher having conveyed his interest in the property to Betty Jean White by deed of record in Book 6197, page 188, said Register's Office and Betty Jean White having conveyed her interest in the property to Erica W. White by deed of record in Book 10124, page 590, said Register's Office; the property then vested in Moses Fisher, Erica White, Calandra Danielle Long and Ehren Little; title has since vested in Metropolitan Development and Housing Agency by deed from Moses Fisher, Erica W. White, Calandra Long Green and Ehren Little as Instrument No. 200107130074813, Register's Office for said County; being a portion of the same property conveyed to Roy Lumpkin and wife, Tommie H. Lumpkin by deed from Sam Garfinkle and wife, Eva R. Garfinkle of record in Book 1678, page 558, Register's Office for said County, the said Roy Lumpkin and wife, Tommie H. Lumpkin are deceased with Roy Lumpkin predeceasing his wife, Tommie Lumpkin. The heirs at

law of Tommie Lumpkin were Kenneth Lumpkin, Shannon Lumpkin, Will Cox and Juanita Chapple with Will Cox being the only living child of Roy and Tommie Lumpkin. James Rhodes is the only living child of Juanita Chapple. Alfred Lumpkin, Jr. and Susie Lumpkin are the only living children of Alfred Lumpkin, who predeceased his parents, Roy Lumpkin and Tommie Lumpkin. Will Cox, James Rhodes, Alfred Lumpkin, Jr. and Susie Lumpkin conveyed to Metropolitan Development and Housing Agency by deed of record as Instrument No. 200106250066924, Register's Office for said County; being a portion of the same property conveyed to James K. Eaton and wife, Toni C. Eaton by deed from Grady L. Hall and wife, Mary Jo Hall, of record in Book 5991, page 322, Register's Office for said County; title now vests in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Proposed Amended Order of Possession - Docket No. 01C-1109; being a portion of the same property conveyed to James K. Eaton and wife, Toni C. Eaton by deed from Grady L. Hall and wife, Mary Jo Hall, of record in Book 5991, page 322, Register's Office for said County; title now vests in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Proposed Amended Order of Possession - Docket No. 01C-1109; being a portion of the same property conveyed to James K. Eaton and wife, Toni C. Eaton by deed from Grady L. Hall and wife, Mary Jo Hall, of record in Book 5991, page 322, Register's Office for said County; title now vests in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Proposed Amended Order of Possession - Docket No. 01C-1109; being a portion of the same property conveyed to Deliann T. Austin Revocable Living Trust by deed from Deliann T. Austin of record in Book 10131, page 689, Register's Office for said County; title is now vested in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Agreed Order- Docket No. 01C-1571; being a portion of the same property conveyed to Glenn Ferguson by deed from C. Kinian Cosner, Jr., Trustee, of record in Book 8065, page 110, Register's Office for said County; title now vests in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Proposed Amended Order of Possession - Docket No. 01C-1567; being a portion of the same property conveyed to Glenn Ferguson by deed from C. Kinian Cosner, Jr., Trustee, of record in Book 8065, page 110, Register's Office for said County; title now vests in Metropolitan Development and Housing Agency by deed from Circuit Court of Davidson County, Tennessee, in the Twentieth Judicial District – Proposed Amended Order of Possession - Docket No. 01C-1567.

This is improved property known as 1008 9th Avenue North, Nashville, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The premises herein insured are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-01, et seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Row 8.9 Condominiums of record in Instrument No. 20011121-0128062, and amended in Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed establishing a Horizontal Property Regime of Condominiums of record in Instrument No. 20011121-0128062, and amended in Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Plat of record as Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee

3. Phillips-Jackson Street Redevelopment Plan as recorded in Book 9183, page 130, as amended in Book 11625, page 280 and as Instrument No. 200204250051069, Register's Office for Davidson County, Tennessee.

4. Pending litigation in the matters of Metropolitan Development and Housing Agency v. Eaton, et al., No. 01C-1109, and v. Ferguson, et al., 01C-1567, Circuit Court for Davidson County, Tennessee.

5. Subject to Charter in Instrument No. 20011130-0131873, Register's Office for Davidson County, Tennessee.

6. Subject to conveyance to State of Tennessee in Book 6120, page 475, Register's Office for Davidson County, Tennessee.