WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21636-RR

WARRANTY DEED

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-KW-23-2615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Graham Stone Brewster and Allison Brewster	InterLinc Mortgage Services	
(NAME)	(NAME)	062-00-0-226.00
2615 Lock Two Road	5875 N. Sam Houston Pkwy W. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL TWILBECK AND WIFE, CHRISTINE TWILBECK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRAHAM STONE BREWSTER AND ALLISON BREWSTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Roger A. Steveson, et ux Donna M. Steveson Subdivision, as shown on plat of record in Plat Book 7900, Page 521, a resubdivision of Lot No. 5 of the Robert Young's Farm, of record in Plat Book 421, Page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of said property.

Being the same property conveyed to Michael Twilbeck and wife, Christine Twilbeck, by Warranty Deed from Roger A. Steveson of record in Book 8924, page 866, Register's Office for Davidson County, Tennessee, dated April 22, 1993 and recorded on April 23, 1993.

This conveyance is subject to:
• The
2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2615 Lock Two Road, Nashville, Tennessee 37214.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch# 1060756 DEEDWARR
10/16/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20231016-0080786

Witness my/our hand(s) this the 13th DAY OF OCTOBER, 2023.

Michael Twilbeck by Laura Mitchell
Attorney in Fact

Michael Twilbeck by Laura Mitchell
Attorney in Fact

Christine Twilbeck by Laura Mitchell
Attorney in Fact

Christine Twilbeck by Laura Mitchell
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL TWILBECK AND CHRISTINE TWILBECK, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL TWILBECK AND CHRISTINE TWILBECK.

Witness my hand and official seal, this the 13th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/13/2023.

Affiant Signature

10/13/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of October 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

