Karen Johnson
Batch # - 1140868
05/30/2024 10:01:46 AM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20240530-0040032

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Brock Brewer 2476 Frank Abernathy Rd. Greenbrier, TN 37073	William Brock Brewer 2476 Frank Abernathy Rd. Greenbrier, TN 37073	018-16-0-085.00

THIS INDENTURE, made this 28th day of September, 2020 between

B. Wayne Swilley

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

William Brock Brewer, married

of Robertson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land lying in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by J.R. Scott, Surveyor, November 18, 1946, as follows:

Beginning at a point on the Northerly margin of McClure Street, 232 feet Westerly from the center line of Highway 41E or Main Street, said point being the Southwest corner of a tract of land owned by Mrs. Minnie Dillard; thence with Dillard's Western boundary line North 10 1/2 deg. West 208 feet to a point; thence South 80 deg. West 106 feet to a point; thence with the Eastern boundary line of a tract of land owned by Frank Peay South 10 1/2 deg. East 210 feet to a point in the Northerly margin of said McClure Street; thence with the Northerly margin of said McClure Street, North 79 1/2 deg. East 106 feet to the beginning.

Being a portion of the same property conveyed to B. Wayne Swilley by Special Warranty Deed dated 5/16/1994 from Adventist Health System/Sunbelt Health Care Corporation, a Florida not for profit corporation of record in Book 9353, Page 879, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 111 Old Brick Church Pike, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

B. Wayne Swilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, B. Wayne Swilley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of May, 2024.

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $215,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of May, 2024.

Notary Public
My Commission Expires:

