Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10611 PG 633

ADDRESS NEW OWNER:
Steve Bradshaw
4841 Catskill Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **52-K**
GROUP **A**
PARCEL **1.01**

065-09-0 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John K. Liddle and wife, Lisa R. Liddle** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Steve Bradshaw and wife, Patricia C. Bradshaw**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson and Wilson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 418 on the Plan of Sherwood Forest, Section IV, as of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee and being Lot No. 418, Addition to Sections II & III on the Plan of Shiloh Park, as of record in Plat Book 10, page 11, Register's Office for Wilson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John K. Liddle and wife, Lisa R. Liddle by deed dated March 19, 1996, from Darsey D. Loden and wife, Rebecca H. Loden and filed for record in Deed Book 445, page 579, Register's Office for Wilson County, Tennessee; and also filed in Book 10008, page 880, Register's Office for Davidson County, Tennessee.

This is improved property known as 4841 Catskill Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

0349329
IDENTIF. ↑ REFERENCE

97 SEP 17 AM 10:45
FELIX Z. ... REGISTER
DAVIDSON CNTY. TN.

WILSON COUNTY, TENNESSEE
Received for recording the 28 day
of AUG, 1997 at 8:45 AM
Notebook 33 page 103
REC. FEE $ 12.00 REC# 18057-002
STATE TAX $373.20 THERSA FRANKLIN
REG. FEE $1.00 Deputy Register
RECORDED IN Deed BK 453 PG 50
MARGIE TRICE, REGISTER OF DEEDS

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 52-K, Group A, Parcel 1.01. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 668, page 130, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants. The mortgage policy to be issued in connection with this Commitment shall provide that said restrictive covenants have not been violated, and that violation will not result in reversion or forfeiture of title.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 10, page 11, Register's Office for County, Tennessee, including but not by way of limitation an Owner's Certificate; a 30 foot minimum building setback line from Catskill Drive; health department rules and regulations; an 8 foot sewer easement as depicted on said plat; and a 10 foot easement for public utilities and drainage along the rear line of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hand this the 22nd day of August, 1997.

John R. Liddle

Lisa R. Liddle

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10611 PG 635

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John K. Liddle and wife, Lisa R. Liddle**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $101,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 1997.

9474 09/17 0101 03CHECK 12.00

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01