Davidson County DEEDWARR
Recvd: 10/19/01 10:35 2pgs
Fees:13.00 Taxes:249.44

20011019-0114201

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 40229 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 67,415.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 10 **DAY OF SEPTEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

MY COMMISSION EXPIRES SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
NICHOLAS S. BRADLEY et ux **7771 Ridgewood Road** **Goodlettsville, TN 37072**	**SAME**	**MAP 172-10-0-B** **PARCEL 024.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **REGENT DEVELOPMENT, LLC** H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS S. BRADLEY and wife, JERI S. BRADLEY** 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 24, Christiansted Valley, Phase 2, Revision 1, of record in Instrument Number 20010209-0012854, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to McEwen Development, LLC, by deed from Harriet D. White and husband, Charles White of record in Book 11426, page 29 and in Book 11432,page 104; by deed from Bettie H. Kinnard, unmarried, of record in Book 11606, page 851; by deed from Pam White n/k/a Pam White McCain and husband, Calvin McCain, of record in Book 11606, page 863, said Register's Office. The said McEwen Development, LLC having changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of record in Instrument No. 200003160026959, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved (X) property, known as **6729 Christiansted Lane, Nashville, Tennessee 37211**

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 HAND THIS 10TH DAY OF SEPTEMBER, 2001.

REGENT DEVELOPMENT, LLC

By: Rick Blackburn

RICK BLACKBURN, SECRETARY-TREASURER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared RICK BLACKBURN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary-Treasurer of REGENT DEVELOPMENT, LLC, a limited liability corporation, and that he as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10 day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ANN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002