STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Mary M. Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: April 24, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206 File #43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary M. Bradford	Sun Trust Bank	59-15-0-A
(NAME) 3076 Chateau Valley Drive	(NAME) 201 Fourth Ave, N 7th Fl.	005.00 "CO"
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

JOYCE TOWNSEND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY M. BRADFORD ,

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:

BEING Lot No. 5, on the plan of Phase I, Chateau Valley, of record in Book 6900 page 894 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joyce Townsend, unmarried, by instrument executed July 20, 1995, which is of record in Book 9738 page 907 Register's Office for Davidson County, Tennessee.

SUBJECT to restrictions of record against said property in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3076 Chateau Valley Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Davidson County DEEDWARR
Recvd: 12/19/01 16:30 2pgs
Fees:13.00 Taxes:425.50
20011219-0140342

Witness my/our hand(s) this 4th day of December, 2001.

Joyce Townsend

Joyce Townsend

Single

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William B. Gregory, a Notary Public in and for said County and State, the within named Joyce Townsend, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 4th day of December, 2001

Commission expires: April 24, 2002

William B. Gregory

William B. Gregory Notary Public