WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/02 12:13 2pgs
Fees:13.00 Taxes:2812.00

20020605-0068174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place, Suite 115, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Cigarran	Chris Cigarran	Map: 104-13
(NAME)	(NAME)	
212 Craighead Avenue	212 Craighead Avenue	Parcel: 99.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Anne Bradley Gronbach, only Heir at Law of the Estate of **David W. Bradley, deceased**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher T. Cigarran, and wife Katherine Q. Cigarran**, 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 "C" on the Map shown in the Second Subdivision of Lots No. 7 and 8 in Block "J" and Lots Nos. 1 and 12 in Block "K" in Whitland Realty Company's Subdivision, as of record in Book 547, page 17, Register's Office for said County.

Said Lot "C" fronts 150 feet on the easterly side of Craighead Avenue and runs back between parallel lines, with the north margin of a 50 foot street, 180 feet to a dead line.

And also being a portion of an unnumbered alley dedication closed, vacated and abandoned by Metro Bill No. 68-632, of record in the Metropolitan Court Clerk's Office for Davidson County, Tennessee.

Being the same property acquired by David W. Bradley and Anne B. Gronbach by Affidavit of Heirship of record in Book 8670, page 658, Register's Office for Davidson County, Tennessee. Said Anne B. Gronbach subsequently conveyed to David W. Bradley, unmarried, her ½ undivided interest in subject property, of record in Book 8670, page 660, Register's Office for Davidson County, Tennessee. Said David W. Bradley having since died.

This conveyance is made subject to: 2002 Taxes which have been prorated and assumed by Grantees: the plan of record in Book 547, page 17; restrictive covenants in Book 584, page 252; and Book 873, page 430; easements retained in Metro Bill No. 68-632, of record in Book 4289, page 84; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 212 Craighead Avenue, Nashville, TN 37221

(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 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 our hands this 3rd day of June, 2002.

Anne Bradley Gronbach, only heir at law of David W. Bradley only heir at-law of David W. Bradley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Anne Bradley Gronbach who acknowledged herself to be the only heir at law of David W. Bradley and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of June, 2002.

Commission expires:

Notary Public

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003