Davidson County DEEDWARR
Recvd: 07/25/02 09:55 2pgs
Fees:13.00 Taxes:592.00
20020725-0089213

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Phillip W. Bradley
951 Todd Preis Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142-0, parcel 354

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William R. Snodgrass, Jr. and wife, Sara M. Snodgrass** hereinafter referred to as Grantors, hereby transfers and conveys to **Phillip W. Bradley, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land being in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 3 of Steeple Chase Park Drive, of record in Plat Instrument No. 200109180100682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Snodgrass, Jr. and wife, Sara M. Snodgrass by warranty deed from William E. Kantz, Jr. of record in Instrument No. 20001020-0104077, Register Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 20010918-0100682, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9947, page 281 and Instrument No. 20001020-0104077, Register's Office for Davidson County, Tennessee.

Any and all other easements and covenants of record.

Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, as amended in Book 7517, page 367, Book 8120, page 402, Book 8120, page 485, Book 8180, page 222, Book 8180, page 230, Book 8181, page 62, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, as made applicable to subject property in Book 9492, page 594, and further amended in book 9492, page 600, and in Book 10692, page 750, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7517, page 347, as amended in Book 8180, page 232, and Book 10692, page 753, said Register's Office.

Easement for Ingress/Egress of record in Plat Book 11436, Page 508, Register's Office for Davidson County, Tennessee.

Easement for Waterline of record in Plat Book 11436, Page 514, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2861 Old Hickory Boulevard, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 19th day of July, 2002.

William R. Snodgrass, Jr.

Sara M. Snodgrass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Snodgrass, Jr. and wife, Sara M. Snodgrass, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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