WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Latica Morton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/02/04 11:32 2pgs
Fees:13.00 Taxes:444.00

20040302-0023478

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latica Morton	Irwin Mortgage Corporation	150-14A-15
(NAME)	(NAME)	
4041 Calumet Drive	10500 Kincaid Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Fishers, IN 46038	
(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, Glenn M. Bradley, unmarried, and Shannon S. Bradley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Latica Morton, an unmarried woman, 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 No. 15 on the Plan of Calumet, Phase I of record in Plat Book 6900, Page 673, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Glenn M. Bradley and wife, Shannon S. Bradley by Warranty Deed dated July 15, 1998, from Jonathon B. Polling and Deborah K. Loring as of record in Book 11027, Page 529, Register's Office for Davidson County, Tennessee. The said Glenn M. Bradley and Shannon S. Bradley having since divorced by Final Decree No. 03D-1854, Circuit Court of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4041 Calumet Drive, Antioch, TN 37013

(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.

AFTER RECORDING RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37
615-292-2
#983

Witness our hands this 16 day of February, 2004.

Glenn M. Bradley

Shannon S. Bradley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn M. Bradley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon S. Bradley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of February, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public