Davidson County DEEDWARR
Recvd: 04/30/04 10:27 2pgs
Fees:13.00 Taxes:1378.25

20040430-0049227

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/17/05.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Michael A. Bradley	Wells Fargo Home Mortgage	131-7-A
4248 Jamesborough Place	2703 Wells Fargo Way	GROUP
Nashville, TN 37215	Minneapolis, MN 55408	PARCEL 24 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Two Thousand Five Hundred Dollars and Zero Cents ($372,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Clayton A. Keltner and wife, Jacqueline Keltner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael A. Bradley and wife, Christine T. 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.

BEING Lot No. 24 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 42, and revised in Book 5200, page 160, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 60.19 feet on the broken southerly margin of Jamesborough Place and extends back 116.09 feet on the easterly line and 117.58 feet on the westerly line to a dead line in the rear, measuring 75.02 feet thereon.

BEING the same property conveyed to Clayton A. Keltner and Jacqueline J. M. Vaden, as joint tenants with rights of survivorship, by deed from Charles M. Wallas and wife, M. Diane Casey, of record in Book 9298, page 533, Register's Office for Davidson County, Tennessee; the said Clayton A. Keltner and Jacqueline J.M. Vaden having since married and Jacqueline J.M. Vaden is now known as Jacqueline Keltner.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☒

This is improved ☐ property, known as 4248 Jamesborough Place, Nashville, TN 37215

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 23rd day of April, 2004.

Clayton A. Keltner

Jacqueline Keltner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Clayton A. Keltner and Jacqueline Keltner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

