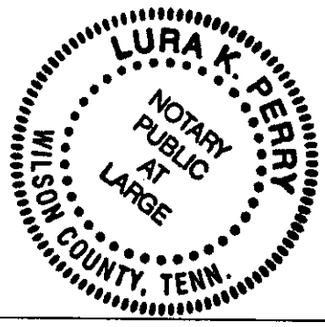
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Elizabeth Malloy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/04 15:49 2pgs
Fees:13.00 Taxes:473.23

20040802-0092355

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Malloy	Wilmington Finance, A Division of AIG Federal Savings Bank	Map 53
(NAME) 2007 Waterford Drive	(NAME) 401 Plymouth Rd Ste 400	Group 06-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Plymouth Meeting Pennsylvania 19462	Parcel 104
(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, Jared V. Bradley and Wife, Marla J. Bradley , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Malloy and Elizabeth Malloy, Their Heirs and Assigns , 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. 29 on the Plan of Waterford, Phase 5B, as shown by plat of record in Plat Book 7900, page 838-839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jared V. Bradley and Wife, Marla J. Bradley by deed from W.L. Bainbridge, Inc. of record in Deed Book 9754, page 395, Register's Office for said County.

Charter for Homeowner's Association of record in Book 8711, Page 701, Register's Office for said County.

Right of Way Easement as shown of record in Deed Book 2024, Page 225, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 1717, Page 30, Register's Office for said County.

Deed to Homeowner's Association of record in Book 8715, Page 590, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8694, page 216, and Book 8699, Page 462, and Book 9530, Page 185, and Book 9530, Page 189, Register's Office for said County.

By-Laws of record in Book 8715, Page 583, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 2007 Waterford Drive, Old Hickory, TN 37138

(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 my/our hand(s) this 29th day of July, 2004.

Jared V. Bradley by Linda Corley, Atty in Fact

Marla J. Bradley by Linda Corley, Atty in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 28th day of July, 2004, before me personally appeared Linda Corley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jared V. Bradley and Wife, Marla J. Bradley, and who acknowledged that she executed the same as the free act and deed of the said Jared V. Bradley and Wife, Marla J. Bradley by virtue of that Power of Attorney, duly executed by the said Jared V. Bradley and Wife, Marla J. Bradley and appearing of record in Instrument Number 20040802-0092354, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 29th day of July, 2004.

My Commission Expires: Aug. 8, 2004

Notary Public

~~Public~~ ~~Notary~~

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2407041

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122