WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/05 08:59 2 pgs
Fees:13.00 Taxes:150.59

20050119-0006524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven V. Yates	New Owner	Map 72-7
(NAME)	(NAME)	
3107 Oxford Street	1104 Murray Creek	Parcel 139
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37069	
(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, Donald W. Bradberry and wife, Sandra Bradberry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven V. Yates, 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. 4 on the unrecorded Plan of the Resubdivision of Lots 62 and 63, Kenmore Place Subdivision, as shown of record in Plat Book 332, Page 32 and 33, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 4 fronts 50 feet on the westerly margin of Oxford Avenue and runs back between parallel lines 200 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Donald W. Bradberry by Deed from John E. Cleghorn and wife, Sandra N. Cleghorn, filed for record 12/04/92 in Book 8804, Page 694, Register's Office for Davidson County, Tennessee.

Sandra Bradberry joins in this conveyance to convey any and all marital interest she may have in said property.

Subject to all matters as shown on plat of record in Book 332, Page 32 and 33, Register's Office of Davidson County, Tennessee.

Power of Attorney filed of record in Instrument No. 20050114-0005297, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3107 Oxford Street, Nashville, TN 37216

(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 hand this 14th day of January, 2005.

Donald W. Bradberry by Bobby G. Bradberry as his Attorney in Fact as his attorney in fact

Sandra Bradberry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1/14/2005, before me personally appeared Donald W. Bradberry by Bobby G. Bradberry as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald W. Bradberry, and acknowledged that such person executed the same as the free act and deed of Donald W. Bradberry.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2005.

Commission expires: April 18, 2006

DELAINA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Delaina D. Davis Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Sandra Bradberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2005.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

DELAINA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY