WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/05 15:30 2 pg
Fees:13.00 Taxes:836.40

20050512-0053982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Morris	GMAC Mortgage	**Map 126-15-B**
(NAME)	(NAME)	
108 Commonwealth Court	100 Witmer Road	**Parcel 167**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Horsham, PA 19044	
(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, **TED L. BRADSHAW JR. AND WIFE, BETH A. NATVIK BRADSHAW** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA MORRIS, **UNMARRIED**, 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. 167 on the Plan of Section One, Lexington Point Subdivision of record in Instrument No. 200008300085624, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beth A. Natvik Bradshaw and Ted L. Bradshaw Jr., wife and husband by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record as Instrument No. 20010717-0075499, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 200008300085624, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20001018-0103445, as amended in Instrument No. 20010522-0052909 and re-recorded as Instrument No. 20020214-0019754, said Register's Office; and (d) Charter of record as Instrument No. 20001020-0104424, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 108 Commonwealth Court, Nashville, TN 37221
(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 our hands this 29th day of April, 2005.

Ted L. Bradshaw Jr.

Beth A. Natvik Bradshaw

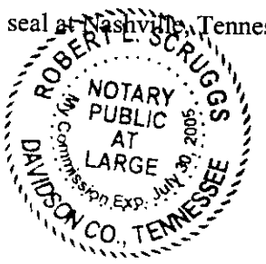
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Ted L. Bradshaw Jr. and Beth A. Natvik Bradshaw the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission expires:



Robert L. Scruggs Notary Public