Box 14-A
17876-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: 3/22/09
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy L. Bradshaw	"New Owner"	118-9-38
(NAME)	(NAME)	
1015 Noelton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/03/05 13:50 2 pgs
Fees:13.00 Taxes:1239.50
20050603-0063485

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, **David James Frase**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy L. Bradshaw and wife, Gina G. Bradshaw**, 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 the east 80 feet of Lot No. 5 and the west 32 feet of Lot No. 6 on the plan of Lenote Subdivision of Lots Nos. 17, 18 and 19 in Noelton, described according to a survey made by W.B. Southgate, Surveyor, December, 1936, as follows:

Beginning at a point on the southerly margin of 5th Street, now Noelton Lane, 533 feet east of the easterly margin of Granny White Road; thence at right angles, southwardly 200 feet to the northerly line of Lot No. 24 on said plan; thence at right angles, eastwardly 112 feet to a point in the northerly line of Lot No. 23 on said Plan; thence at right angles, northwardly 200 feet to a point in the southerly margin of Noelton Lane; thence with said Lane, westwardly 112 feet to the point of beginning.

Being the same property conveyed to David James Frase, Charles Joseph Frase and Charles Joseph Frase by their father, John Marion Frase who reserved unto himself of a life estate in the property of record in Book 11114, Page 630 said Register's Office, the said John Marion Frase having since died; and being the same property conveyed to David James Frase by Quitclaim Deeds from Charles Joseph Frase recorded as Instrument No. 20050513-0054170 and from Garrit Douglas Frase recorded as Instrument No. 20050513-0054171, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as **1015 Noelton Lane, Nashville, Tennessee 37204**
(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 1st day of June, 2005.

David James Frase
David James Frase

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 David James Frase, 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 1st day of June, 2005.

Commission expires:



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Denise White Notary Public