WARRANTY DEED

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin K. Jones	Calvin K. Jones	150 12 0A 115.00
(NAME)	(NAME)	
3561 Seasons Drive	3561 Seasons Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Irene M. Bradley, and husband Charles Bradley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin K. Jones, ~~a single man~~ A MARRIED MAN 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. 757, ON THE FINAL P.U.D. PLAN OF PHASE V-D SOMERSET, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 7900, PAGE 670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO IRENE M. BRADLEY BY SPECIAL WARRANTY DEED FROM GREEN TREE SERVICING LLC, RECORDED ON THE 13TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051213-0149364, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO GREEN TREE SERVICING, LLC BY TRUSTEE'S DEED FROM AARON L. SQUYRES, AS SUCCESSOR TRUSTEE AND ANGELA MARTIN AS CO-TRUSTEE, RECORDED THE 4TH DAY OF OCTOBER, 2004, IN INSTRUMENT NO. 20041004-0118940, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO ANTOINE M. BUCHANAN AND WIFE, SHEWANNA C. BUCHANAN BY WARRANTY DEED FROM JOHN DEWAYNE RHUDY, UNMARRIED, RECORDED THE 24TH DAY OF AUGUST, 1999, IN BOOK 11631, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 3561 Seasons Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 04/19/06 13:52 2 pgs
Fees:13.00 Taxes:647.50
20060419-0044889

Witness our hands this 14th day of April, 2006.

Irene M. Bradley

Charles Bradley

NOTARY AFFIDAVIT

State of TENNESSEE, County of WILLIAMSON }SS:

On APRIL 14 2006 before me, the Undersigned, a Notary

Public in and for said state, personally appeared

IRENE M. BRADLEY + CHARLES BRADLEY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

(seal)

Printed name: ANDREW P. GRISHAM

My commission expires: 5-14-08

ANDREW P. GRISHAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN