This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060309

Davidson County DEEDWARR
Recvd: 05/10/06 11:29 2 pgs
Fees:13.00 Taxes:527.25
**20060510-0054865**

**Send Tax Bills To:**
SAME

**New Owner is:**
Jocelyn S. Bradley
4708 Hickory Way
Antioch, TN 37013

MAP: 175-08
PARCEL: 17.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jekia Allen f/k/a Jekia L. Burke**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jocelyn S. Bradley , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 24 on the Plan of Section One, Hickory Woods of record in Plat Book 6900, page 509, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Included in above description but excluded from this conveyance Grant of Transmission Line Easement of record in Instrument No. 200203050027447 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jekia Allen f/k/a Jekia L. Burke by Warranty Deed from Continental Development and Construction, Inc. dated 8/31/01, recorded 9/10/01, in Instrument No. 200109100097578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 6900, page 509, said Register's Office; Easement for Transmission Line of record in Instrument No. 200203050027447, said Register's Office; Restrictive covenants of record in Book 7823, page 857, Book 7857, page 94, Book 7932, page 648, Book 9616, page 470 & 477, Book 9678, page 187, Book 9764, page 44, and Book 7422, pages 235, 301, & 304, said Register's Office.

Jekia Allen f/k/a Jekia L. Burke is now married to Michael Allen who is signing this Deed to convey any and all of his interest.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MRA JBA Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of May, 2006.

GRANTOR:

Jekia Allen

**Jekia Allen f/k/a Jekia L. Burke**

**Michael Allen**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jekia Allen f/k/a Jekia L. Burke and husband, Michael Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of May, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

**STATE OF TENNESSEE**
**COUNTY OF Davidson )**

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

**SWORN TO** and subscribed before me this 5th day of May, 2006

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES JULY 19, 2008