WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/06 12:02 2 pg
Fees:13.00 Taxes:1026.75

20060911-0112067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Amanda Menor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Scott Bradbary and Fran McKinnon Bradbary	Churchill Mortgage Corp.	
(NAME)	(NAME)	
5202 Regent Drive	761 Old Hickory Blvd Ste 401	160-3-32
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood TN 37027	
(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, **HAROLD R. DYER AND WIFE, FRANCES J. DYER, TRUSTEES U/A/D AUGUST 30, 1994**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES SCOTT BRADBARY AND WIFE, FRAN MCKINNON BRADBARY,** 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. 276 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for said County.

Said Lot No. 276 fronts 88 feet on the North side of Regent Drive and extends back 256 feet on the West line and 221. 3 on the East line, to a dead line in the rear on which it measures 113.7 feet.

Being the same property conveyed to Harold R. Dyer and wife, Frances J. Dyer, Trustees U/A/D/ August 30, 1994 by deed from Harold Raymond Dyer and wife, Frances J. Dyer, of record in Book 9452, page 97, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5202 Regent Drive, Nashville, TN 37220

(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 30th day of August, 2006.

Harold R. Dyer, Trustee

Frances J. Dyer, Trustee

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 Harold R. Dyer and Frances J. Dyer, Trustees, the bargainor, 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 30th day of August, 2006.

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE 11/24/07