WARRANTY DEED

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 1/9/07

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. Jan. 26, 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
Tracey Y. Philippe	Tracey Y. Philippe	10-8160.10.300
(NAME)	(NAME)	
3109 Priest Woods Drive	3109 Priest Woods Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/11/07 16:02 2 pgs
Fees:13.00 Taxes:443.63
20070111-0004941

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 D. Bradley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey Y. Philippe, and Renel M. Philippe,* 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:

*wife and husband

Land in Davidson County, Tennessee, being Lot 6A, PLAN OF LAKEVIEW HILLS SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 533, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Irene M. Bradley, married by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington D.C., recorded on the 31st day of July, 2006 in Instrument No. 20060731-0092205; Special Warranty Deed to Secretary of Housing and Urban Development from James B. Nutter & Company, recorded on the 22nd day of July, 2005 in Instrument No. 20050722-0085505, in the Register's Office of 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 3109 Priest Woods Drive, Nashville, TN 37214

(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 10th day of January, 2007.

Irene M. Bradley

Irene M. Bradley

Charles D. Bradley

Charles D. Bradley

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On JANUARY 10, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared

IRENE M. BRADLEY & CHARLES D. 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

Printed name: Andrew P. Grisham

My commission expires: 5-14-08

(seal)

