File No. 270301313

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/07 10:48 2 pgs
Fees:13.00 Taxes:1591.00
20070403-0039746

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loren Black	First Horizon Home Loans	Map 128-10-0A Parcel 022.00 CO
(NAME)	(NAME)	
7917 Indian Springs Drive	P.O. Box 809	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Phillip Wilson Bradley, and Raye Lynne Bradley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loren Black and Luann Black, husband and wife,** 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 all of Lot No. 51, on the Plan of Section Two Pine Forest Subdivision, as shown by plat appearing of record in Plat Book 11700, pages 3, 4, 5, & 6, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Phillip Wilson Bradley, unmarried and Raye Lynne Proctor, unmarried by Warranty Deed dated July 25, 2003 of record in Instrument No. 20030813-0116346, Register's Office for Davidson County, Tennessee. The said Raye Lynne Proctor now known as Raye Lynne Bradley.

This property is subject to: 2007 real property taxes and every year thereafter; Charter for Home Owners Association filed of record in Book 11092, page 155, said Register's Office; Quitclaim Deed to Home Owners Association for Open Area filed of record in Instrument No. 200301140005647, said Register's Office; Restrictions of record in Deed Book 11072, page 248, and in Deed Book 11515, page 987, said Register's Office; Stormwater Easement to Metro government of Nashville, filed of record in Deed Book 11016, page 259, said Register's Office; Subject to Boundary Plat filed of record in Plat Book 9700, page 476, said Register's Office; Subject to any and all matters on plan of record filed in Plat Book 11700, pages 3, 4, 5, & 6; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7917 Indian Springs Drive, Nashville, TN 37221
(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/our hands this 30th day of March, 2007.

Phillip Wilson Bradley

Raye Lynne Bradley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phillip Wilson Bradley and Raye Lynne Bradley, 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 at office this 30th day of March, 2007.

Commission expires: June 22, 2009

Linda V Jones — Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 270301313

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122