WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/07 08:04 2 pgs
Fees:13.00 Taxes:292.30

20070622-0074488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~May 14, 2008.~~ 10/24/08

(AFFIX SEAL)

JOANNA RAY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Boyce Davis Jr.	Boyce Davis Jr.	081-11-0-319.00
(NAME)	(NAME)	
1728 16th Ave. North	1728 16th Ave. North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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 Charles D. Bradley, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyce Davis Jr., 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 1, RESUBDIVISION OF LOT 293, MCGAVOCK AND WETMORE'S ADDITION, as shown on plat of record in Plat Book 6050, Page 379, 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 by Warranty Deed from Leon Buggs and wife, Carolyn D. Buggs to Irene M. Bradley as recorded on the 7th day of September, 2005 in Instrument No. 20050907-0107634 and Warranty Deed from Julius Doochin and Joe Doochin to Leon Buggs and wife, Carolyn D. Buggs as recorded on the 26th day of October, 1988 in Book 7686, Page 899, 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 1728 16th Ave. North, Nashville, TN 37208

(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 hand this 18th day of June, 2007.

Irene M. Bradley

Irene M. Bradley

Charles D. Bradley

Charles D. Bradley

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On June 18, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared

IRENE M. BRADLEY AND 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

(seal)

Printed name: Andrew P. Grisham

My commission expires: 5-14-08

ANDREW P. GRISHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY