Davidson County DEEDWARR
Recvd: 11/21/07 09:26 3 pgs
Fees:18.00 Taxes:1387.50
20071121-0136203

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Leonard Alan Bradshaw
Leah Marie Bradshaw
5937 Cross Pointe Lane
Brentwood, TN 37027

SEND TAX BILL:

Mortgagee

MORTGAGEE:
JPMorgan Chase Bank
5409 Maryland Way # 202
Brentwood, TN 37027

MAP AND PARCEL:
Map 171-12-A
Parcel 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles R. Jones and wife, Maryetta C. Jones**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Leonard Alan Bradshaw and wife, Leah Marie Bradshaw**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land lying in the 32nd Councilmanic District of Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled Section One Addition to Brelan Park at Saddlewood, of record as Plat Book 7900, page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Charles R. Jones and wife, Maryetta C. Jones, by deed from Beazer Homes d/b/a Phillips Builders, of record as Book 10515, page 601, dated June 30, 1997, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5937 Cross Pointe Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 20th day of November, 2007.

Charles R. Jones

Maryetta C. Jones

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charles R. Jones and Maryetta C. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of November, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/18/2011

Notary's Seal

