WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$39,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orlando Mathers	**SunTrust Mortgage, Inc.**	**93-16-365**
(NAME)	(NAME)	
137 Fain Street	**401 Commerce St., Suite 6100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37219**	
(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, **BETTY RANDOLPH, PERSONAL REPRESENTATIVE AND EXECUTRIX OF THE ESTATE OF HARVEY BRADBERRY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orlando Mathers**, 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:
Being Lot No. 4 of Block "C" on the map of the Hermitage addition, of record in Book 57, page 43 R.O.D.C. Said Lot No. 4 fronts 50 feet on the southerly side of Hermitage Avenue or Fain Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Stonewall Bradberry and wife, Frances Bradberry, and Harvey Bradberry by deed from James Miller and wife, Annie Miller of record in Book 1416, page 227, Register's Office for Davidson County, Tennessee. The said Stonewall Bradberry having since died, subsequently Frances Bradberry, the widow of Stonewall Bradberry conveyed her interest to Harvey Bradberry, but reserved a life estate unto herself by Quitclaim Deed of record in Book 5718, page 792, Register's Office for Davidson County, Tennessee. Subsequently, Frances Bradberry died and thereafter Harvey Bradberry died on October 24, 2006, leaving a Last Will and Testament that was probated in the Probate Court of Davidson County, Tennessee under Docket Number 06P-1948. In his Last Will and Testament, the decendent named his three sisters, Rowena McKnight, Cora Mount and Clara B. Sneed as devisees of the property hereinabove described, however, said devisees filed written consents with the Probate Court and the Personal Representative and Executor of the estate, named herein as Grantor filed motion granted by the Court as evidenced by an order entered August 31, 2007, divesing said devisees of their title, making the said real property part of the Probate Estate and authorizing the Personal Representative to sell the same.

unimproved ☐

This is improved ☒ property, known as **137 Fain Street, Nashville, TN 37210**

(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.

Davidson County DEEDWARR
Recvd: 01/25/08 11:30 2 pgs
Fees:13.00 Taxes:145.04
20080125-0008074

Witness my hand this 24 day of January, 2008.

Betty Randolph, Personal Representative and Executrix of the Estate of Harvey Bradberry

By: Betty Randolph
Betty Randolph, Personal Representative and Executrix of the Estate of Harvey Bradberry

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 Betty Randolph, Personal Representative and Executrix of the Estate of Harvey Bradberry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 DAY OF JANUARY, 2008.

Commission expires:

SHANNON FRILLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds