Davidson County DEEDWARR
Recvd: 04/15/08 08:36 2 pg
Fees:13.00 Taxes:288.60

20080415-0037884

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $78,000.00

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC

Affiant

Subscribed and sworn to before me, this 9th day of April, 2008.

Notary Public
My commission expires: 1/23/10

02-0804-45995

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cleave Alan Bradley 6017 Baltic Drive Hermitage TN 37076	Cleave Alan Bradley 105 Whippoorwill Dr. Athens, GA 30654	086-02-0 012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tony M. Marshall and wife Evonne C. Marshall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cleave Alan Bradley, husband & wife, hereinafter called the Grantees, their successors 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 No. 124, on the Plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony M. Marshall, a single man by deed from Lana Snapp, dated May 25, 1978, recorded May 31, 1978, of record in Book 5291, Page 827, Register's Office for Davidson County, Tennessee.

Evonne C. Marshall, spouse of Tony M. Marshall, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6017 Baltic Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of April, 2008.

Tony M. Marshall

Evonne C Marshall

Tony M. Marshall

Evonne C. Marshall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tony M. Marshall and Evonne C. Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 9th day of April, 2008.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON