Davidson County DEEDWARR
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20080630-0067386

File No. 280600351

WARRANTY DEED

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH 26th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 7, 2011~~. 5/22/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamey Jackson	Countrywide Bank, FSB	095-09-0-026.00
(NAME) 129 Quinn Circle	(NAME) P O Box 961206	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Ft. Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Claudia Rose Bradley and husband, John B. Ledlow,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Manuela Weller and husband, Jamey Jackson,** hereinafter called the grantees, thier 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 No. 14 on the plan of W. E. Quin, Jr's., Lebanon Road Subdivision , as shown on plat of record in Plat Book 1424, Page 111, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Henry Randall Bradley et ux Claudia Green Bradley by deed from David D. Gashaw et ux Jean S. Gashaw of record in Book 5864, Page 755 on 03/18/1982 and filed for record on 03/23/1982, Register's Office for said County. Further being the same property conveyed to Claudia Rose Bradley by deed from Henry Randall Bradley of record in Book 8910, Page 149 on 04/07/1993 and filed for record on 04/07/1993, Register's Office for said County. Also, being the same property conveyed to Claudia Rose Bradley and John B. Ledlow, as joint tenants with the right of survivorship by deed from Claudia Rose Bradley of record in Book 8954, Page 471 on 05/14/1993 and filed for record on 05/20/1993, Register's Office for said County.

This conveyance is subject to the following: All matters as set forth per Plat Book 1424, Page 111, Register's Office of said County.

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 129 Quinn Circle, 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, thier 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, thier 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 25th day of June, 2008.

Claudia Rose Bradley

John B. Ledlow

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 Claudia Rose Bradley and John B. Ledlow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2008.

Commission expires: November 7, 2011

Mary Birthright Notary Public



File Number: 280600351

~~RETURN TO:~~

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075