Davidson County DEEDWARR
Recvd: 09/05/08 09:39 3 pg
Fees:18.00 Taxes:987.90
20080905-0091017

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
579577 571276
Kayla Bocchino

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Tandy B. Nicholson, Jr.	(NAME) Synovus Mortgage	155-08-C-65.00CO
(STREET ADDRESS OR ROUTE NUMBER) 7144 Poplar Creek Trace	(STREET ADDRESS) 0204 Lakeshore Dr. Ste. 325	
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP) Birmingham, AL 35209	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Rachel Jenine Bradley f/k/a Rachel Gragert and Scott Clifton Bradley, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Tandy B. Nicholson, Jr. and wife, Julia D. Nicholson the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 267,000.00

Affiant Julia D. Nicholson

Subscribed and sworn to before me this the 29th day of August, 2008.

My commission expires: 11/14/09 (Official Seal)

Notary Public Janice H. Collins

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 7144 Poplar Creek Trace, Nashville, TN 37221

improved (N)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 11th day of August, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rachel Jenine Bradley f/k/a Rachel Gragert

Scott Clifton Bradley

STATE OF PA
COUNTY OF ALLEGHENY

Personally appeared before me, DIANE J. PARKS, a Notary Public in and for said County and State, Rachel Jenine Bradley f/k/a Rachel Gragert, the within named bargainor MARRIED (fill in marital status), 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, at office, this 11th day of August, 2008.

Diane J Parks
Notary Public
My Commission Expires: 9-9-09

(This area for official notarial seal)
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Diane J. Parks, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Sept. 9, 2009
Member, Pennsylvania Association of Notaries

STATE OF PA
COUNTY OF ALLEGHENY

Personally appeared before me, DIANE J. PARKS, a Notary Public in and for said County and State, Scott Clifton Bradley, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2008.

Diane J Parks
Notary Public
My Commission Expires: 9-9-09

(This area for official notarial seal)
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Diane J. Parks, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Sept. 9, 2009
Member, Pennsylvania Association of Notaries

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347, amended in Book 7900, Pages 888 and 889, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Graget, unmarried, by deed from Garry G. Gibson and wife, Hala N. Gibson of record in Instrument No. 200604060039945, said Register's Office, dated April 3, 2006.