Davidson County DEEDWARR
Recvd: 12/31/08 11:19 2 pgs
Fees:13.00 Taxes:555.00

20081231-0123970

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Cynthia Venancio

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

Notary Public

MY COMMISSION EXPIRES: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

This instrument prepared by:
Freedom Title Services, LLC. 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL
CYNTHIA N. AND JORGE VENANCIO	Regions Mortgage (New Owner)	042-[illegible]
(NAME)	P.O. Box 2153 Department 2520 (NAME)	
504 PIMA AVENUE	(ADDRESS)	
(ADDRESS)	Birmingham, AL 35287-2520	
MADISON, TN 37115	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, JEFFREY L. BRADLEY, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA N. VENANCIO AND JORGE VENANCIO, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GRIDIRON HEIGHTS, OF RECORD IN BOOK 2330, PAGE 37, REGISTER'S OFFICE FR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. BRADLEY BY WARRANTY DEED RECORDED ON DECEMBER 26, 1996 IN RECORD BOOK 10300, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 504 Pima Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 23rd day of December, 2008.

JEFFREY L. BRADLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JEFFREY L. BRADLEY** with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of December, 2008.

NOTARY PUBLIC
My commission expires: 9-18-12

