BILL GARRETT, Davidson County
Trans:T20090021265 DEEDWARR
Recvd: 04/01/09 09:35 2 pgs
Fees:13.00 Taxes:308.95
20090401-0029119

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00
Notary Seal present, but could not be reproduced. Bill Garrett Davidson County Register of Deeds	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF MARCH, 2009. Notary Public MY COMMISSION EXPIRES: 3-7-2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan G. Bradley	Franklin American Mtg	Map 071-04, Parcel 106.00
(NAME)	(NAME)	
2610 Flamingo Drive	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Joel R. Sullivan and Brett Alden Baier**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan G. Bradley an unmarried man**, 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:

Being Lot No. 383 on the Map of Joy Wood Heights, Section II-A of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joel R. Sullivan and Brett Alden Baier as tenants-in-common by Quitclaim Deed from Our Home Properties, a Tennessee General Partnership whose General Partners are Joel R Sullivan and Brett Alden Baier, recorded December 12, 2002 in Instrument No. 20021212-0153602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2610 Flamingo Drive, Nashville, TN 37206

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, has 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.

Witness our hands this 23rd day of March, 2009.

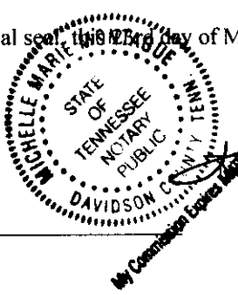
Joel R. Sullivan

Brett Alden Baier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Joel R. Sullivan and Brett Alden Baier**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of March, 2009.



Notary Public

My commission expires: _____

Return to:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203