WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090064953 DEEDWARR
Recvd: 09/23/09 11:57 2 pgs
Fees:13.00 Taxes:814.00
20090923-0088505

CAROL L. McARTHUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya L. Ladd and John W. Ladd, Jr.	Wells Fargo Bank, N.A.	174-11-A-44.00 CO
(NAME) 1852 Annalee Drive	(NAME) P.O. Box 5137	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Des Moines, IA 50306-5137	
(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, WE, **Derrick M. Bradshaw and wife, Shakundala M. Bradshaw**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tonya L. Ladd and husband, John W. Ladd, Jr.**, 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:

Land in Davidson County, Tennessee, being Lot No. 143 on the plan of First Revision of Cane Ridge Farms, Section One, Section Two of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derrick M. Bradshaw, a married man and Shakundala M. Bradshaw, his wife by Warranty Deed from NVR, Inc, T?A Ryan Homes, a Virginia Corporation, recorded September 5, 2002 in Instrument No. 20020905-0107745, 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 ☐ property, known as 1852 Annalee Drive, Antioch, TN 37013

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 18th day of September, 2009.

Derrick M Bradshaw

Derrick M. Bradshaw

Shakundala M. Bradshaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Derrick M. Bradshaw and wife, Shakundala M. Bradshaw**, 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 18th day of September, 2009.

LOIS CANTRELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 2, 2011