WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 1/23/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrod Ledford	Gateway Mortgage Group	10808001500
(NAME)	(NAME)	
3112 Lumberjack Road	6910 E 14th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tulsa, OK 74112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bluff Haven Realty, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarrod Ledford*, 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: *an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Larchwood, Section 2, of record in Plat Book 5200, Pages 57, 58 and 59 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Bluff Haven Realty, LLC by Quitclaim Deed from Gary S. Bradshaw and wife, Patricia C. Bradshaw which deed was recorded January 28, 2005 as Instrument No. 20050128-0010416 and re-recorded on April 17, 2006 as Instrument No. 20060417-0043562, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS THEREAFTER; RESTRICTIVE COVENANTS OF RECORD IN BOOK 5158, PAGE 918, BOOK 5479, PAGE 443, BOOK 5681, PAGE 532 AND BOOK 6011, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LARCHWOOD, SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGES 57,58 AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3112 Lumberjack Road, Nashville, TN 37214

(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, 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, 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, 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 my hand this 10th day of November, 2009.

BLUFF HAVEN REALTY, LLC

Michael Chadwick Bradshaw V.P.

Michael Chadwick Bradshaw
Vice-President

BILL GARRETT, Davidson County
Trans: T20090077526 DEEDWARR
Recvd: 11/13/09 14:02 2 pgs
Fees: 13.00 Taxes: 428.83

20091113-0104887

File No.: 2009-0030
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Chadwick Bradshaw**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice-President** of **Bluff Haven Realty, LLC**, the within named bargainor, a limited liability company, and that he as such **Vice-President** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Vice-President**.

WITNESS my hand and seal this 10th day of November, 2009.

My Commission Expires:
3-10-10

Deanie L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To: 0121
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd, Ste B
Murfreesboro, TN 37128