return to: Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090085654 DEEDWARR
Recvd: 12/21/09 10:38 2 pgs
Fees: 13.00 Taxes: 368.15
20091221-0115697

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

T. GARRISON NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES MARCH 03, 2010

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
Biffie C. Jones III	Bank of America	05205001100
(NAME)	(NAME)	
857 Gallavista Ave	PO Box 961291	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Fort Worth TX 76161-0291	
(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, Ransom Bradley, Thomas Bradley and Margie Bradley Schultz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Biffie C. Jones III, a single 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lots 13 and 14 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Esther Lee Bradley by Warranty Deed from Mary J. Colley, a Widow, of record in Book 4751, Page 945 and by Installment Deed from Mary J. Colley, a Widow, of record in Book 4751, Page 947 and by Quitclaim Deed from Grayson Smith Cannon as Trustee of record in Book 8825, Page 919, all in the Register's Office for Davidson County, Tennessee. The said Esther C. Bradley having since died on April 11, 2009 leaving Ransom Bradley, Thomas Bradley and Margie Bradley Schultz as her only heirs-at-law. See Affidavit of Heirship of record as Instrument No. 20090522-0047171 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC,, IF ANY, AS MAY BE SET FORTH ON THE REVISED PLAN OF BLOCK "E", POWER AND ROTH'S MADISON PARK SUBDIVISION AS OF RECORD IN BOOK 843, PAGE 7, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 857 Gallavista Avenue, Madison, TN 37115
(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 our hands this 17th day of December, 2009.

Ransom Bradley

Thomas Bradley

Margie Bradley Schultz

By: Ransom Bradley P.O.A.
Ransom Bradley
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVDISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ransom Bradley and Margie Bradley Schultz, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 16th day of December, 2009.

My commission expires: 3/20/10

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of December, 2009, before me personally appeared Ransom Bradley, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas Bradley and acknowledged that he executed the same as the free act and deed of Thomas Bradley.

Witness my hand and official seal at office at Madison, Tennessee, this the 16th day of December, 2009.

My commission expires: 3/20/10

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY