07

REALTY T-TIC

Prepared by and Return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2010.

Notary Public
My commission expires: 11/07/12

07-1008-84298

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra L. Adams	REGIONS MORTGAGE	172-01-0-A-113
85 Trotwood Circle	2050 PARKWAY OFFICE CIRCLE	
Brentwood TN 37027	BIRMINGHAM, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James David Bradford and wife, Lana W. Bradford**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sandra L. Adams, unmarried**, hereinafter called the Grantees, their successors 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. 113 on the plan of Copperfield Revised, of record in Plat Book 6900, Page 145-149, as revised in Plat Book 6900, Page 555-559 said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James David Bradford and wife, Lana W Bradford, by deed from Homes by Heritage, Inc. dated 10-28-1988, recorded 10/31/1988 in Book 7690, Page 487 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 85 Trotwood Circle, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100052780 DEEDWARR
Recvd: 08/25/10 09:47 2 pgs
Fees:13.00 Taxes:1054.50
20100825-0067193

WITNESS my hand this 24th day of August, 2010.

James David Bradford

Lana W. Bradford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James David Bradford and Lana W. Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 24th day of August, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12