WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100082187 DEEDWARR
Recvd: 12/30/10 10:33 2 pgs
Fees:13.00 Taxes:832.50
20101230-0103855

DANA DELWORTH
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 $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Sullivan	USAA Federal Savings Bank	082-16-0B-104
(NAME)	(NAME)	
935 Russell Street	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	San Antonio, TX 78288	
(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, I, Nicholas Bradley, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan Sullivan, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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 a certain Condominium apartment known as Unit 104, Russell Street Commons I, a Horizontal Property Regime, on the Plan of Russell Street Commons I, as of record in Book 6900, Page 13, also being part of Lot 1 of Aeby Subdivision III, as of record in Book 6250, Page 574, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to NICHOLAS BRADLEY, by deed from WINIFRED G. FORRESTER and husband, ROBERT E. KENT, of record as Instrument No. 20070131-0012943, dated January 26, 2007, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Russell Street Commons I, as of record in Book 6900, page 13, also being part of Lot 1 of Aeby Subdivision III, as of record in Book 6250, page 574, said Register's Office; and any and all restrictions and easements of record.

Christie Bradley, spouse of Nicholas Bradley, joins in the execution of this instrument to convey her marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 935 Russell Street, Nashville, TN 37206
(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 _____ day of December, 2010.

Nicholas Bradley
By: _____ attorney in fact
Nicholas Bradley by Paul F. Soper, attorney in fact

Christie Bradley
By: _____ attorney in fact
Christie Bradley by Paul F. Soper, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Nicholas Bradley and Christie Bradley, as the duly appointed attorney in fact for each of them, and acknowledged that he executed the same as the free act and deed of the said Nicholas Bradley and Christie Bradley.

Witness my hand and official seal at Office, this 23rd day of December 2010

Sheryl Baumer
Notary Public

My Commission Expires:
March 7, 2011

SHERYL BAUMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON