BILL GARRETT, Davidson County
Trans:T20110032627 DEEDWARR
Recvd: 06/02/11 08:28 2 pgs
Fees:13.00 Taxes:806.60
20110602-0041913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 1, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Bradley, married	Hometown Lenders LLC	01100003300
	(NAME)	
3030 Greer Road	12935 Hwy 231/431 N	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hazel Green, AL 35750	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gregory Scott Jerrell and wife, Jacqueline L. Jerrell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy L. Bradley, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LAND IN THE 10TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED TO A COPY OF A SURVEY BY JOHN R. ALLEY, SURVEYOR, DATED JUNE 1965, AS FOLLOWS:

BEGINNING AT AN IRON SPIKE SET IN THE CENTER OF GREER ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO HENRY C. SMILEY AND WIFE, BY DEED OF RECORD IN BOOK 4017, PAGE 215, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER LINE OF SAID GREER ROAD, SOUTH 82 DEGREES 14' EAST 102.8 FEET TO A POINT SOUTH 77DEGREES 10' EAST 100 FEET TO AN IRON SPIKE, SOUTH 72 DEGREES 45' EAST 188.6 FEET TO AN IRON SPIKE AND SOUTH 72 DEGREES 00' EAST 181.7 FEET TO AN IRON SPIKE; THENCE NORTH 10 DEGREES 30' EAST 701 FEET TO A POINT IN AN OLD MARKED LINE; THENCE NORTH 86 DEGREES 30' WEST 684 FEET TO A POINT; THENCE SOUTH 1 DEGREES 00' EAST 587 FEET TO THE POINT OF BEGINNING, CONTAINING 9.05 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS PROPERTY CONVEYED TO JAMES R. HUFFINE, BY DEED FROM WILLIAM H. BAKER REVOCABLE TRUST DATED FEBRUARY 7, 1992, OF RECORD IN BOOK 8763, PAGE 521, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS"

BEGINNING AT A SET IRON PIN IN THE NORTHERLY MARGIN OF GREER ROAD, SAID PIN BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND BEING A COMMON CORNER TO VIRGIL L. BINKLEY (DEED BOOK 4228, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH THE EAST LINE OF BINKLEY NORTH 01 DEGREES 00' 00" WEST, 561.95 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 30' 00" EAST, 217.10 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 43' 25" WEST, 583.71 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID ROAD; THENCE WITH SAID MARGIN AND A CURVE TO THE LEFT (I=9 DEGREES 19' 43", R=1245.59') 202.80' TO THE POINT OF BEGINNING CONTAINING 2.723 ACRES MORE OR LESS, AS SURVEYED BY TOMMY E. WALKER, TENNESSEE LICENSE NO. 1465 ON JANUARY 22, 1992.

BEING THE SAME PROPERTY CONVEYED TO GREGORY SCOTT JERRELL, UNMARRIED, BY DEED FROM WILLIAM H. BAKER, INDIVIDUALLY AND WIFE, ANN ESTHER BAKER AND WILLIAM H BAKER, TRUSTEE, DATED 08/05/96 IN BOOK 10161, PAGE 206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

JACQUELINE L. JERRELL JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, MARITAL, HOMESTEAD, OR OTHERWISE, WHICH SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY, BY VIRTUE OF HER MARRIAGE TO GREGORY SCOTT JERRELL.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3030 Greer Road, Goodlettsville, TN 37072
(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/our hand(s) this 26th day of May, 2011.

Gregory Scott Jerrell

Jacqueline L. Jerrell

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Scott Jerrell and Jacqueline L. Jerrell, the herein bargainor(s), with whom I am personally acquainted (or 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, this the 26 day of May, 2011.

Notary Public

My Commission Expires: 02/24/2015

(SEAL)

ANHHAI C TONG NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-24-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072