Book 14A
23464-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110057504 DEEDWARR
Recvd: 09/16/11 08:31 2 pgs
Fees:13.00 Taxes:402.93
20110916-0071865

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$108,900.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shirley Bradley **Cheryl Lynn Bradley**	**First Community Mortgage, Inc.**	**Map 051-10-0-A Parcel 108.00CO**
1508 Lewis Road	**275 Robert Rose Drive**	
Madison, TN 37115	**Murfressboro, TN 37130**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Herbert W. McGehee, Trustee of The James W. McGehee and/or Agnes R. McGehee Revocable Living Trust dated May 21, 2005

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shirley Bradley, an unmarried person and Cheryl Lynn Bradley, an unmarried person, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Unit and Lot No. 1508 on the Plan of Oakland Trace, P.U.D., of record in Plat Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James E. McGehee (aka James W. McGehee) and Agnes R. McGehee, Co-Trustees of The James W. McGehee and/or Agness R. McGehee Revocable Living Trust by Deed from Marjorie A. Llewellyn, unmarried, of record in Instrument No. 20080307-0023193, dated February 29, 2008, Register's Office for Davidson County, Tennessee. By Notarized Summary of Trust, Herbert W. McGehee was designated as First Successor Trustee of The James W. McGehee and/or Agnes R. McGehee Revocable Living Trust dated May 21, 2005, of record in Instrument No. 20050527-0059897, said Register's Office. Agnes R. McGehee died in 2010 and James W. McGehee having resigned as Trustee of the Living Trust, as shown in Instrument No. 20110519-0038365, said Register's Office, which leaves Herbert W. McGehee as the sole Trustee,

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6840, Page 637, as amended in Instrument No. 20010629-0069331, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1508 Lewis Road, Madison, TN 37115**

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 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 **15th** day of **September, 2011.**

Herbert W. McGehee, Trustee

Herbert W. McGehee, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Herbert W. McGehee, Trustee of The James W. McGehee and/or Agnes R. McGehee Revocable Living Trust dated May 21, 2005,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **September, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY