| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,500.00**<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **9/30/2011**<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 4-9-2014<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20110064291 DEEDWARR
Recvd: 10/14/11 10:31 2 pgs
Fees:13.00 Taxes:323.75
20111014-0080032

BARBARA GAYLE YOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**11-0148**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Linda I. Hill** | **Guaranty Trust Company** | **135-12-0D-121.00 CO** |
| (NAME)<br>**1121 Nashboro Blvd.** | (NAME)<br>**316 Robert Rose Drive** | |
| (ADDRESS)<br>**Nashville,TN 37217** | (ADDRESS)<br>**Murfreesboro, TN 37129** | |
| (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, **Larry Bradley and wife, Cindy R. Bradley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda I. Hill, an unmarried woman,** 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:

Being certain condominium apartments in Davidson County, Tennessee, being Unit Nos. 121 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Larry Bradley and wife Cindy R. Bradley by Warranty Deed from Clubhouse Trails, a joint venture, recorded on the 9th day of January, 2006 in Instrument No. 20060109-0002840, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1121 Nashboro Blvd., Nashville, TN 37217**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **September, 2011**.

Larry Bradley

By: Cindy R. Bradley, As Attorney In Fact

By Cindy R Bradley

Cindy R. Bradley

STATE OF **TENNESSEE**
COUNTY OF Tipton

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Cindy R. Bradley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **September, 2011**.

BARBARA GAYLE YOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Tipton

Before me, the undersigned Notary, personally appeared Cindy R. Bradley, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Larry Bradley, and who acknowledged that he/she executed the same as the free act and deed of the said Larry Bradley, by virtue of a Power of Attorney, duly executed and appearing of record at the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 30 day of Sept, 2011.

BARBARA GAYLE YOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

NOTARY PUBLIC

My Commission Expires: 4-9-2014