File No. 110596

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2012

Notary Public

MY COMMISSION EXPIRES: 1-26-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120024354 DEEDWARR
Recvd: 04/04/12 09:20 2 pgs
Fees:13.00 Taxes:358.90
20120404-0028426

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy N. Bradford	First American Mortgage Trust	043-5-241.00
(NAME) 728 Delaware Avenue	(NAME) 56 Harvard Street	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brookline, MA 02445	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Peggy Ann Fuson and Sharon Gayle Clancy and Richard Keith Fuson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy N. Bradford, a married man, 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 Lot 1 on Resubdivision of the Fuson Subdivision of record in Instrument No. 20090722-0068538, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more accurate description.

Being part of the same property conveyed to William Edward Fuson and wife, Frances Fuson by deed from George H. Powell and wife, Florence Powell recorded in Book 1763, Page 8, Register's Office for Davidson County, Tennessee. Interest in the above described property was divested from Frances Hays Fusion and vested into William Edward Fuson pursuant to Final Decree of Divorce in Circuit Court of Wilson County, Tennessee, Docket No. 1770 from wife, Frances Hay Fuson to William Edward Fuson as recorded in Book 4846, Page 512, in the Register's Office of Davidson County, Tennessee. William Edward Fuson died testate on March 10, 2009 leaving a will dated January 19, 2009 the being was admitted to probated on August 12, 2009 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 09-P1114, devising said property to Peggy Ann Fuson and Richard Keith Fuson and Sharon Gayle Clancy. See Personal Representative Quitclaim Deed of record in Instrument No: 20101129-0094523, Register's Office for Davidson County, Tennessee.

Richard Keith Fuson and Richard K. Fuson are one in the same person.
Peggy Ann Fuson and Peggy A. Fuson are one in the same person.

unimproved ☐

This is improved ☒ property, known as 728 Delaware Avenue, Madison, TN 37115

(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

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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 23rd day of March, 2012.

Richard Keith Fuson by

Richard Keith Fuson
By: Peggy Ann Fuson, Attorney in Fact

Peggy ann Fuson attorney in fact

Peggy ann Fuson
Peggy Ann Fuson

Sharon Gayle Clancy
Sharon Gayle Clancy

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Ann Fuson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2012.

Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Gayle Clancy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 23rd day of March, 2012.

Notary Public
My Commission Expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Ann Fuson with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Richard Keith Fuson as Peggy Ann. Fuson, Attorney in Fact as the free act and deed of the within named Richard Keith Fuson.

Witness my hand and official seal on 23rd day of March, 2012.

Notary Public
My Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER