File No. 120319

WARRANTY DEED

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Kathryn Smith Ware
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2012.

Sam L Grisham
Notary Public

MY COMMISSION EXPIRES: 7-30-2014
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
725 Cool Springs Blvd., Suite 600, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Ware	Kathryn Smith Ware	054 10 0 003.00
(NAME)	(NAME)	
102 Kennett Road	102 Kennett Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, Sharon L. Bradshaw and Laurie B. Lee, as Trustees of The Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will and Testament of Larry N. Bradshaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Smith Ware, an unmarried person, 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 Lot No. 134 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, page 108, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Kennett Road, common corner of Lots 133 and 134; thence with the line between said two lots South 60 degrees 07 min. West 210.4 feet; thence North 22 degrees 04 minutes West 273.0 feet and North 2 degrees 18 minutes East 17.0 feet; thence with the line between Lots 134 and 135 South 71 degrees 42 minutes East 283.1 feet to a point in the westerly margin of Kennett Road; thence southerly with the curve of said margin 80.0 feet to the point of beginning.

Being a portion of the property conveyed to Sharon L. Bradshaw and Laurie B. Lee, as Trustees of The Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will and Testament of Larry N. Bradshaw, by Deed from Sharon L. Bradshaw, as Personal Representative of the Estate of Larry N. Bradshaw, recorded March 16, 2006, in Instrument No. 20060316-0030599, Register's Office for Davidson County, Tennessee.

Subject to plan of record in Plat Book 3700, page 108, said Register's Office.

Subject to Restrictions of record in Book 3816, page 544, Book 3822, page 851, and Book 4102, page 870, said Register's Office.

Subject to Dedication of Easement & Maintenance Agreement of record in Instrument No. 20100623-0048918, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 102 Kennett Road, Old Hickory, TN 37138
(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.

BILL GARRETT, Davidson County
Trans:T20120035550 DEEDWARR
Recvd: 05/15/12 09:22 2 pgs
Fees:13.00 Taxes:2830.50
20120515-0041787

File No. 120319

WARRANTY DEED cont'd

Witness our hands this 27th day of April, 2012.

Sharon L Bradshaw
Sharon L. Bradshaw, individually

Laurie B Lee
Laurie B. Lee, individually

Sharon L Bradshaw Trustee of The Larry N Bradshaw Family Trust
Sharon L. Bradshaw, Trustee of The Larry N. Bradshaw Family Trust

Laurie B. Lee Trustee of The Larry N. Bradshaw Family Trust
Laurie B. Lee, Trustee of The Larry N. Bradshaw Family Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon L. Bradshaw and Laurie B. Lee, the 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 at Hermitage, Tennessee, this 27th day of April, 2012.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sam L Grisham
Notary Public

My Commission Expires: 7-30-2014

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon L. Bradshaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee of The Larry N. Bradshaw Family Trust, the within named bargainor, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Larry N. Bradshaw Family Trust.

WITNESS my hand and official seal at Hermitage, Tennessee, this 27th day of April, 2012.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sam L Grisham
Notary Public

My Commission Expires: 7-30-2014

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie B. Lee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged herself to be the Trustee of The Larry N. Bradshaw Family Trust, the within named bargainor, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Larry N. Bradshaw Family Trust.

WITNESS my hand and official seal at Hermitage, Tennessee, this 27th day of April, 2012.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sam L Grisham
Notary Public

My Commission Expires: 7-30-2014