WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. Raymond Waters	First Bank	096-05-0-154.00
(NAME)	(NAME)	
2631 Woodberry Drive	6131 Shallowford Rd # 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120058160 DEEDWARR
Recvd: 08/06/12 15:17 2 pgs
Fees:13.00 Taxes:340.40
20120806-0069968

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard C. Bradley and Martha B. Bradley, Heirs at Law of Richard Samuel Bradley, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **C. Raymond Waters and Vickie Lynn Waters, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 189, on the Plan of Woodberry Park, as shown by plat appearing of record in Plat Book 2133, Pages 117-119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard S. Bradley, unmarried by Warranty Deed dated April 30, 1998, from Margarette G. Stephens, married and filed for record on May 26, 1998, in Book 10945, Page 141, Register's Office for Davidson County, Tennessee. The said Richard S. Bradley (aka Richard Samuel Bradley), having since died intestate, on April 9, 2011, leaving all rights and interest in the above described property to Richard C. Bradley and Martha B. Bradley, Heirs at Law of Richard Samuel Bradley, deceased.

Subject to all matters as set forth on the plat of record in Plat Book 2133, Pages 117-119, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2631 Woodberry Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 11th day of July, 2012.

Richard C. Bradley by Edward Bradley atty in fact as attorney in fact

Martha B. Bradley by Edward Bradley atty in fact as attorney in fact

State of Tennessee
County of Wilson

On this 11th day of July, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Edward Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Richard C. Bradley and Martha B. Bradley, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20120730-0066615 and Instrument No: Register's Office of Davidson County, Tennessee.

My Comm. Expires: 8.3.15

Notary Public

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122