WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084362 DEEDWARR
Recvd: 11/05/12 13:13 2 pgs
Fees:13.00 Taxes:1239.50
20121105-0101778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2012.

Susan Clutsom
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA SORBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Burney Puckett	New Owner	**116-12-A-12CO**
(NAME)	(NAME)	
3704-M Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Jack G. Bradshaw, Jr. and Ona Lee Bradshaw and Jamie Gray Bradshaw, Co-Trustees under The Bradshaw Family Trust created under the Last Will and Testament of Nancy Bullock Bradshaw, Deceased.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Burney Puckett** unmarried, 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 No. 12 on the Plan pf Phase 1V Estes Glen of record in Plat Book 5060, Page 78, Register's Office for said County, to which plan reference is being made for a more complete description, together with the appurtenant interest in the common elements of Estes Glen Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 4923, Page 411, amended in Book 4927, Page 793, and Book 5239, Page 922, said Register's Office.

Being the same property conveyed to Jack G. Bradshaw, Jr., and Ona Lee Bradshaw and Jamie Gray Bradshaw, Co-Trustees under the Bradshaw Family Trust created under the Last Will and Testament of Nancy Bullock Bradshaw, said Will having been probated in the Seventh Circuit Court Probate Division for Davidson County, Tennessee under Docket Number 07P81., by Deed from Terence N. Fails, Unmarried of record in Instrument No. 20070523-0061616 Register's Office for Davidson County Tennessee dated May 5th, 2007. The powers granted to said Trustees are enumerated in Item Six of said Will and include the power to sell and convey real property belonging to said Trust

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **3704 M Estes Road, Nashville, TN 37215**
(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.

Witness my hand this October 31, 2012.

Jamie Gray Bradshaw, Co-Trustee
By: Jack G. Bradshaw, Jr. Attorney in Fact

By: Jack G. Bradshaw, Jr. Co-Trustee

Ona Lee Bradshaw, Co-Trustee
By: Jack G. Bradshaw, Jr, Attorney in Fact

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 Jack G. Bradshaw, Jr. Co-Trustee of The Bradshaw Family Trust, the bargainor, 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 in his capacity as Co-Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this October 31, 2012.

Commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack G. Bradshaw, Jr. with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Ona Lee Bradshaw one of the three Co-Trustees of The Bradshaw Family Trust, , the bargainor, and being authorized to act on behalf of said person pursuant to a recorded Limited Power of Attorney he executed the foregoing instrument as her free act as Co-Trustee for the aforesaid Trust and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this October 31, 2012.

Commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack G. Bradshaw, Jr. with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Jamie Gray Bradshaw one of the three Co-Trustees of The Bradshaw Family Trust, , the bargainor, and being authorized to act on behalf of said person pursuant to a recorded Limited Power of Attorney he executed the foregoing instrument as her free act as Co-Trustee for the aforesaid Trust and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this October 31, 2012.

Commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public