BILL GARRETT, Davidson County
Trans:T20120100081 DEEDWARR
Recvd: 12/31/12 15:00 2 pgs
Fees:13.00 Taxes:636.40

20121231-0120849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

File No.: ALW-12-204

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris N. Bradley and Alyssa M. Bradley	Bank of America	126-15-B-179.00 CO
(NAME) 204 Somerhill Court	(NAME) 2018 Powers Ferry Rd #709	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **MATTHEW O. WILLIAMS AND WIFE, RACHEL M. WILLIAMS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRIS M. BRADLEY AND WIFE, ALYSSA M. BRADLEY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 11, on the plan of SECTION TWO, LEXINGTON POINT SUBDIVISION, as shown on plat of record in Instrument No. 20010515-0049954, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matt Williams and wife, Rachel Williams and Matthew O. Williams and Rachel M. Williams, husband and wife by Warranty Deed from Joseph Jerome Flynn, III and wife, Meredith J. Shull Flynn, dated July 23, 2007, of record in Instrument No. 20070810-0096002, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Matthew O. Williams and Rachel M. Williams, husband and wife by Quitclaim Deed from Matt Williams and wife, Rachel Williams, dated August 15, 2011, of record in Instrument No. 20110824-0065341, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 204 Somerhill Court, Nashville, TN 37221
(House Number) (Street) (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 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 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/our hand(s) this 26th day of December, 2012.

Matthew O. Williams

Rachel M. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew O. Williams and Rachel M. Williams, the within named bargainor, 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, this the 26th day of December, 2012.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171