THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130016258 DEEDWARR
Recvd: 02/27/13 11:35 3 pgs
Fees:18.00 Taxes:388.50
20130227-0019551

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
Bradshaw Properties, LLC 1011 Hwy. 52 West Portland, TN 37148	Same	026-01-0-096.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK E. WILLIAMS, a widower, by and through his Power of Attorney, ROGER HARBISON, and DEBBIE WILLIAMS,** have this day bargained and sold, and do hereby transfer and convey unto the said **BRADSHAW PROPERTIES, LLC, a Tennessee Limited Liability Company,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated April 3, 1989 and known as Job No. 890028 more particularly described as follows:

Beginning at an iron pin set on the northerly margin of Long Hollow Pike, said point of beginning being 38 feet North of the centerline of said Long Hollow Pike and also being 25 feet West of the new centerline main track of the Seaboard Systems Railroad; thence with the northerly margin of said Long Hollow Pike South 77 degrees 34 minutes 10 seconds West 48.09 feet to an iron pin; thence leaving the margin of said Long Hollow Pike and with the Bank of Goodlettsville property of record in Book 5675, page 795, R.O.D.C., TN. North 19 degrees 89 minutes 58 seconds West 433.74 feet to an existing railroad spike on the southerly margin of East Cedar Street formerly Long Hollow Pike; thence with the southerly margin of East Cedar North 70 degrees 01 minutes 23 seconds East 101.81 feet to an iron pin; thence with a line 25 feet West of the centerline of the new main track of the Seaboard Systems Railroad South 12 degrees 30 minutes 00 seconds East 443.01 feet to the beginning, containing 32,745 square feet, more or less.

Being the same property conveyed to Jack Williams & wife Robbie Williams and Debbie Williams by Warranty Deed from Dobbs-Arnold Corp. of record in Book 9207, Page 23, Register's Office for Davidson County, Tennessee. The said Robbie Williams having since died on December 25, 2009.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $105,000.00.
Subscribed and sworn to before me,
this 22 day of February, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property known as 207 East Cedar Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22 day of February, 2013.

Jack E. Williams By Roger Harbison P.O.A.
JACK E. WILLIAMS by Power of Attorney,
ROGER HARBISON

Debbie Williams
DEBBIE WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of ~~January~~ February, 2013, before me personally appeared **ROGER HARBISON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JACK E. WILLIAMS**, and who acknowledged that he executed the same as the free act and deed of **JACK E. WILLIAMS**.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **DEBBIE 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25 day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY