WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 Ashley Salisbury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST day of February, 2013. Connie J Buchanan Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Wilson and Kortney Wilson	First Advantage Bank	08314005800
(NAME)	(NAME)	
1711 Russell St	1430 Madison Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN, 37040	
(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, I/WE, **Jeanette Dyer Bradley, a married woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Wilson and Kortney Wilson, husband and wife,** 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. 91 on the unrecorded plan of part of the Priest Home Place.

Said Lot No. 91 fronts 50 feet on the northerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the westerly margin of South 18th Street, 160 feet to an alley.

Being the same property conveyed to Jeanette Dyer Bradley, subject to a Life Estate in Aolia E. Dyer, by Deed from Aolia E. Dyer and Jeanette Dyer Bradley, dated November 23, 1982, of record in Book 5987, page 920, Register's Office of Davidson County, Tennessee. The said Aolia E. Dyer predeceased Jeanette Dyer Bradley in 1997.

This property has never been the principal residence of Jeanette Dyer Bradley.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 1711 Russell St, Nashville, TN 37206

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, has 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,

BILL GARRETT, Davidson County
Trans:T20130017045 DEEDWARR
Recvd: 03/01/13 09:51 2 pgs
Fees:13.00 Taxes:795.50
20130301-0020579

Witness our hands this 21st day of February, 2013.

Jeanette D. Bradley

~~Wayne Bradley~~

Jeanette D Bradley

Wayne Bradley, the husband of Jeanette Dyer Bradley, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES, Dave Wilson and Kortney Wilson, husband and wife. CW.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Jeanette D Bradley ~~and Wayne Bradley, wife and husband,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained. CW.

Witness my hand and official seal, this 21st day of February, 2013.

Charles M. Winn

Notary Public

My commission expires: 8/23/2016

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
21672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122