WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042159 DEEDWARR
Recvd: 05/21/13 09:20 2 pgs
Fees:13.00 Taxes:351.50
20130521-0050989

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chieu Tran	SAME	Map 150-05-0-168.00
(NAME) C/O Signature Nails 3900 Hillsboro Pike, ste 4	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Kathy Alexander, aka Cathy Alexander Bradford married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chieu Tran,** married hereinafter called the GRANTEE, **his/her** 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, State of Tennessee, being Lot No. 643 on the Plan of Section 17, Edge-O-Lake Estates, of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Alexander, unmarried by Warranty Deed from Virginia E. Cooper, of record at Instrument No. 20031126-0171993, Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on November 26, 2003.

James Thomas Bradford is joining this conveyance for any right , title or interest he may have in said property.

This is improved property known as : 2904 Edge Moor Drive , Nashville TN 37217

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

unimproved ☐

This is improved ☒ property, known as 2904 Edge Moor Drive , Nashville TN 37217

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of May, 2013

Kathy Alexander aka Cathy Alexander Bradford
Kathy Alexander, aka Cathy Alexander Bradford

James Thomas Bradford
James Thomas Bradford

STATE OF Tennessee
COUNTY OF Davidson

On this 17th day of May, 2013 before me personally appeared **Kathy Alexander, aka Cathy Alexander Bradford and James Thomas Bradford** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2015