File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045576 DEEDWARR
Recvd: 05/31/13 14:31 2 pgs
Fees:13.00 Taxes:444.00
20130531-0055216

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

Deana K. Mann
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2014.

Deborah H. Berrie
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/8/2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5468 GEORGE CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mihaela E. George	NEW OWNER	16207009900
1171 PIN OAK LANE		
BRENTWOOD, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WAYNE BRADLEY AND WIFE JEANETTE D. BRADLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MIHAELA E. GEORGE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5065 McClendon, Antioch, TN 37013

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(S), their heirs and/or 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/or 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 our hand on the 28th day of May, 2014.

Wayne Bradley
Wayne Bradley

Jeanette D. Bradley
Jeanette D. Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WAYNE BRADLEY AND JEANETTE D. BRADLEY, the bargainor(s), 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 at Franklin, Tennessee, this 28th day of May, 2014.

Notary Public J. Carlton Drumwright

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Colewood Hills, Section One, of record in Book 4300, Page 130, as amended by Surveyor's Certificate of Correction in Book 4634 Page 984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne W. Bradley and wife, Willie Ella Bradley by deed from Robert S. Hoskins and wife, Leslie A. Hoskins, dated December 12, 1977, recorded December 22, 1977 in Book 5236, Page 276, Register's Office for Davidson County, Tennessee. The said Willie Ella Bradley has since died. By Quitclaim Deed dated January 9, 1987, recorded January 12, 1987, of record in Book 7103, Page 619, a tenancy by the entirety was created in Wayne W. Bradley and wife, Jeanette D. Bradley.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.