BILL GARRETT, Davidson County
Trans:T20130053002 DEEDWARR
Recvd: 06/24/13 08:53 2 pgs
Fees:13.00 Taxes:209.61

20130624-0064184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,650.00

Glenn C. Mellamson
Affiant

Subscribed and sworn to before me, this 18TH DAY OF JUNE, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Bratcher and L. Hollis Bratcher	Same as new owner (NAME)	08111007000
4009 Lancashire Drive (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sadler Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Juanita Bratcher and L. Hollis Bratcher hereinafter called the Grantees, 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 THE SOUTHERLY PART OF LOT 311 ON THE PLAN OF J.M., T.J. AND J.W. HARDING'S PLAN OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 57 FEET OF THE EAST SIDE OF 22ND AVE. NORTH AND RUNS BACK PARALLEL LINES 150 TO A DEAD LINE. *feet

BEING THE SAME PROPERTY CONVEYED TO SADLER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM LINDA SHYMLOCK AND DEBRA RICE, OF RECORD IN INSTRUMENT NO. 20030219-0022266, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1748 22nd Ave. North, Nashville, TN 37208
(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 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, 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 GRANTEES, 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 18th day of June, 2013.

WARRANTY DEED
(Continued)

Sadler Properties, LLC

BY: Linda S. Shymlock
Linda S. Shymlock, Chief Manager

STATE OF Tennessee

COUNTY OF Knox Co

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Linda S. Shymlock, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of Sadler Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said Sadler Properties, LLC, a Tennessee limited liability company.

Witness my hand and official seal, at office, on this the 18th th day of June, 2013.

Misty D. Smith
Notary Public

My commission expires: 3/29/2013

MISTY D. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072