BILL GARRETT, Davidson County
Trans:T20130070887 DEEDWARR
Recvd: 08/16/13 12:20 3 pgs
Fees:17.00 Taxes:0.00
20130816-0086433

This Instrument prepared by
and after recording return to:
The Lennox Group, LLC
3921 Cross Creek Road
Nashville, Tennessee 37215

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel Nos.
The Lennox Group, LLC 3921 Cross Creek Road Nashville, Tennessee 37215	**(Same)**	**50-14-130**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WHEREAS, **THE LENNOX GROUP, LLC** (the "Lender") is the owner and holder of a certain Promissory Note dated _____, from **NICK S. BRADLEY** (the "Borrower") payable to Lender, in the original principal amount of One Hundred Two Thousand and No/100 Dollars ($102,000.00), (the "Note"), which is secured by the deed of trust of record as Instrument No. 20130320-00027692 (the "Deed of Trust") in the Register's Office for Davidson County, Tennessee, corrected by that Scrivener's Affidavit of Correction correcting the lot number recited in the Deed of Trust legal description, recorded as Instrument No. 20130703-0068667;

WHEREAS, the Borrower has agreed to make, and the Lender has agreed to accept, this conveyance in return for full and complete satisfaction of the Note and the release of the Deed of Trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NICK S. BRADLEY** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **THE LENNOX GROUP, LLC** (the "Grantee"), its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 352 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for said County, to which said plan reference is made for a complete legal description.

Being the same property conveyed to Nick S. Bradley by Warranty Deed from J.T. Murphree a/k/a John T. Murphree and wife, Winifred Murphree a/k/a Winifred Fly Murphree, of record as Instrument No. 20071114-0133604, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3222 Spears Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **NICK S. BRADLEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 12th day of Aug., 2013.

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this 12th day of Aug., 2013.

Notary Public
My commission expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described Note and release of the herein described Deed of Trust.

WITNESS our hands this 12th day of Aug., 2013.

GRANTOR:

NICK S. BRADLEY

GRANTEE:

THE LENNOX GROUP, LLC

By: _____

Print Name: Robert S. Bradley

Title: Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert S. Bradley as Member of THE LENNOX GROUP, LLLC with whom I am personallya acquanited (or proved to me on the basis of satisfctory evidencè) and who, upon oath, acknowledged that he as such Member on behalf of LENNOX GROUP, LLC exeuted the foregoing instrument with full power and authority so to do for the purposes there in contained.

Witness my hand, at office, this 12th day of Aug., 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016