Davidson County DEEDWARR Recvd: 08/22/13 13:20 3 pgs Fees:18.00 Taxes:565.73 **20130822-0088701**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00 Affiant Subscribed and sworn to before me, this 20th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)
WARRANTY DEED G-BR-13-3613	

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamica M. Bradford	Citizens Savings Bank and Trust Company	
3613 Longhaven Crossing (ADDRESS)	1917 Heiman Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	164-13-37.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY JANE MCKINNEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMICA M. BRADFORD, UNMARRIED, hereinafter called the Grantee(s), 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 LOT 199, ASHEFORD CROSSING, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 937, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY JANE MCKINNEY, UNMARRIED BY WARRANTY DEED FROM ROBERT M. KASTEN, RECORDED ON THE 27TH DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011227-0142607, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 7900, PAGE 937; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9651, PAGE 900, BOOK 9980, PAGE 482, BOOK 10301, PAGE 180, BOOK 10353, PAGE 575, BOOK 10640, PAGE 941, BOOK 10717, PAGE 97, BOOK 11455, PAGE 769 AND INSTRUMENT NOS. 20001018-0103441 AND 20010418-0038191; BY-LAWS OF RECORD IN BOOK 9651, PAGE 925; HOA CHARTER OF RECORD IN BOOK 9651, PAGE 895; AND EASEMENT FOR POWER LINE OF RECORD IN BOOK 1224, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3613 Longhaven Crossing, Antioch, Tennessee 37013
(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(S), their heirs and 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 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 20th day of August, 2013.

Mary Jane McKinney

STATE OF Arkansas
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jane McKinney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2013.

Notary Public

My Commission Expires: Feb 05 2018

(SEAL)

DAVID A. VINING
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires February 05, 2018
Commission No. 12364375

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

20130729

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUNE 21, 2016