BILL GARRETT, Davidson County
Trans:T20130075252 DEEDWARR
Recvd: 08/30/13 10:08 2 pgs
Fees:13.00 Taxes:1979.50
20130830-0091705

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
1720 West End Avenue, Ste. 300
Nashville, Tennessee 37203

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
CORDIA HARRINGTON 4708 Idaho Ave. Nashville, TN 37209	Same as New Owner	103-03-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NICK R. BRADLEY AND CHRISTIE B. BRADLEY, HUSBAND AND WIFE ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto CORDIA HARRINGTON , an unmarried woman ("Grantee" herein), her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 606 of Block No. 30 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to NICK R. BRADLEY AND CHRISTIE B. BRADLEY, HUSBAND AND WIFE, by deed from DONNIE THOMPSON AND WIFE, ALICIA THOMPSON, of record in Instrument No. 20110415-0029374, dated April 13, 2011, said Register's Office.

This is improved property known as: 4708 Idaho Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, 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 it, and the same is unencumbered, except for:

1. Taxes for 2013: A lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 57, page 103, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Instrument No. 20100302-0016012, said Register's Office

4. All subdivision restrictions, building lines, and easements of record.

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to

warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 26th day of August, 2013.

NICK R. BRADLEY

CHRISTIE B. BRADLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared NICK R. BRADLEY AND CHRISTIE B. BRADLEY (the within-named bargainors), 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 purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 2013.

PAUL C. FER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/20/14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $535,000.00

Affiant

Sworn to and subscribed before me this 26th day of August, 2013.

WANDA C. HIETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public
My Commission Expires: 11-16-2015