This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $98,000.00.

Affiant

Subscribed and sworn before me this the 7th day of October, 2013.

Notary Public
My commission expires: 6-17-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scott Perry 210 McCall Street Nashville, TN 37211	new owner	133-2-316

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENDA SUE BRADLEY, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCOTT PERRY AND EMILY KERN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 1 on the Map of McLester's Addition to Nolen Heights, as of record in Book 421, page 92, Register's Office for Davidson County, Tennessee.

Said part of Lot 1 fronts 75 feet on the northerly side of McCall Street and runs back between parallel lines with the easterly margin of Walter Avenue, 160 feet to an alley.

Being the same property conveyed to Brenda Sue Bradley by Quitclaim Deed from Michael Devault, dated August 25, 2008, of record in Instrument No. 20080910-0092795, Register's Office for Davidson County, Tennessee.

Ian Michael Richardson, spouse of Brenda Sue Bradley does not join in the conveyance as it was not his primary residential property and he never resided in the property.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 210 McCall Street, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of October, 2013.

Brenda Sue Bradley

BILL GARRETT, Davidson County
Trans:T20130088831 DEEDWARR
Recvd: 10/15/13 12:35 2 pgs
Fees:13.00 Taxes:362.60

20131015-0107705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda Sue Bradley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2013.

My commission expires:

1/15/17

Notary Public

