MLFB 14.128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.23.2015

(AFFIX SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

G-KW-14-6113

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sophia Lorean Arwood	**Guaranty Trust Company**	
(NAME) **6113 Bradford Hills Drive**	(NAME) **316 Robert Rose Drive**	**172-12-0B-237.00 CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **SHARITA L. MADISON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOPHIA LOREAN ARWOOD, AN UNMARRIED WOMAN** 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 297, SECTION 10, (ERRONEOUSLY REFERRED TO AS SECTION 2 IN DEED OF ACQUISITION) BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 495, 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 Sharita L. Madison by Warranty Deed from Larry G. Campbell and wife, Joyce Campbell, recorded on the 23rd day of October, 2001 in Instrument No. 20011023-0115414, in the Register's Office of Davidson County, Tennessee. The said Sharita L. Madison being one and the same person as Sharita Madison.

This conveyance is subject to:
- Easements and Restrictions of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 495 and Surveyor's Certificate of Correction to Open Space Areas recorded in Book 9219, Page 115
- Covenants, Conditions and Restrictions of record in Book 8885, Page 517
- By-Laws of record in Book 8071, Page 531
- HOA Charter of record in Book 8071, Page 521
- Deed to HOA for Open Space of record in Book 9779, Page 672
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6113 Bradford Hills Drive Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140013370 DEEDWARR
Recvd: 02/26/14 11:10 2 pgs
Fees:13.00 Taxes:869.13
20140226-0016400

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2014.

Sharita L. Madison by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHARITA L. MADISON, and who acknowledged he/she/they executed the same as the free act and deed of the said SHARITA L. MADISON. Said POA of record e Inst # 20140226-0016399 Reg. Office Davidson Co, TN.

Witness my hand and official seal, this the 21st of February, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122