BILL GARRETT, Davidson County
Trans: T20140026383 DEEDWARR
Recvd: 04/21/14 08:30 2 pgs
Fees: 13.00 Taxes: 810.30

20140421-0032539

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The James Rollen Monroe and Victoria Lee Monroe Joint Living Trust dated March 31, 2010	The James Rollen Monroe and Victoria Lee Monroe Joint Living Trust dated March 31, 2010	072020032.00
(NAME)	(NAME)	
1037 Iverson Avenue	1037 Iverson Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jonathan Bradley, a married man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The James Rollen Monroe and Victoria Lee Monroe Joint Living Trust dated March 31, 2010, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 98 on the Plan of Maynor Place, of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 98 fronts 60 feet on the Northerly margin of Iverson Avenue and extends back 216 feet on the Easterly line and 209.5 feet on the Westerly line to a dead line in the rear, measuring 60,25 feet thereon.

Being the same property conveyed by Warranty Deed dated July 19, 2013, from Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, to Jonathan Bradley, a married man, of record in Instrument No. 20130722-0075362, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF MAYNOR PLACE OF RECORD IN PLAT BOOK 843, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is not the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 1037 Iverson Ave., Nashville, TN 37216

(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 15th day of April, 2014.

Jonathan Bradley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonathan Bradley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

