PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140034615 DEEDWARR
Recvd: 05/19/14 09:41 2 pgs
Fees:13.00 Taxes:795.50
20140519-0042686

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53335
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin Bradford Olivia Bradford 3824 Williamette Drive Nashville, Tennessee 37221	Ark-La-Tex Financial Services, LLC d/b/a Benchmark Home Loans 5160 Tennyson Parkway, #2000 W. Plano, TX 75024

TAX MAP-PARCEL NUMBERS: 141060C01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua R. Mitchell and Meagan L. Mitchell, husband and wife,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Bradford and spouse, Olivia Bradford** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Riverbridge Community Phase 1A of record in Doc. No. 20030213-0019997, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua R. Mitchell and Meagan L. Mitchell, husband and wife, by Warranty Deed from Judith M. Caldwell, unmarried, dated May 14, 2009 and recorded on May 15, 2009 of record in Doc. No. 20090515-0045014, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030213-0019997 said to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016044, amended in Doc. No. 20030303-0027396 and By Laws in Doc. No. 20030218-0020999, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3824 Williamette Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2014.

Joshua R. Mitchell

Meagan L. Mitchell

State of TENNESSEE

County of DAVIDSON

On this 12th day of May, 2014 , before me the undersigned authority, personally appeared Joshua R. Mitchell and Meagan L. Mitchell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Sworn and subscribed before me this the 12th day of May, 2014

My Commission Expires: 7/8/14

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY