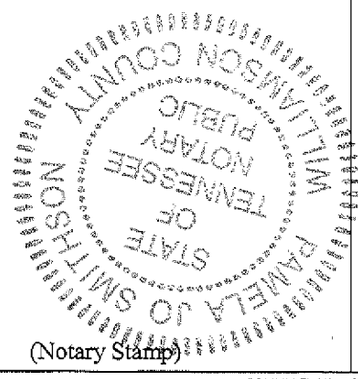
Davidson County DEEDWARR
Recvd: 06/26/14 08:01 3 pgs
Fees:18.00 Taxes:632.70
20140626-0055791



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2014.

Notary Public

My commission expires: 3/20/18

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael David York and Melanie Christine Bobo	**New Owner**	**Map\Parcel: 091-13-0-116.00**
522 Stevenson Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jason Lee Bradford, now married, as to an undivided one half interest, and Albert Steven Bradford and Patricia Irene Bradford, husband and wife, as to an undivided one half interest, all as joint tenants with a right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael David York, unmarried man and Melanie Christine Bobo, unmarried woman as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 200 feet of Lot Nos. 174, 175 and 176 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot Nos. 175, 175 and 176 front together 50 feet on the Easterly side of Stevenson Avenue and run back between parallel lines, which measure 151.7 feet to the rear line, which measures 50.0 feet. Being the same property conveyed to Jason Lee Bradford, unmarried, as to an undivided one half interest, and Albert Steven Bradford and Patricia Irene Bradford, husband and wife, as to an undivided one half interest, all as joint tenants with a right of survivorship by deed from Jordon C. Christie, unmarried of record in Instrument No. 20091030-0100240 Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 30, 2009.
Ashley Bradford hereby joins in to convey any and all martial interest he may have in this property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, Register's Office for Davidson

This is improved property known as 522 Stevenson Street Nashville, TN 37209.

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 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 GRANTEES, 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/our hand(s) this 23rd day of June, 2014.

Jason Lee Bradford

Ashley Bradford

Albert Steven Bradford

Patricia Irene Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jason Lee Bradford, Ashley Bradford and Albert Steven Bradford and Patricia Irene Bradford the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2014.

Notary Public

My Commission Expires: 3-3-15

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY