BILL GARRETT, Davidson County
Trans:T20140051389 DEEDWARR
Recvd: 07/17/14 11:51 4 pgs
Fees:23.00 Taxes:647.50
20140717-0063305

PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sam M. Bradley, Jr., widower, hereby declaring that his wife, Anna Childs Bradley, died on or about February 25, 2001, and further declaring that their marriage was continuous from the date of acquisition of the hereinafter described property until the date of her death ("Grantor"), does hereby sell, transfer and convey unto 138 Spring Valley, LLC, a Tennessee limited liability company ("Grantee"), the following described real estate (the "Property"):

A Tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 98 on the Plan of a Part of Blue-Fields, as of record in Book 843, Page 34, in the Register's Office of Davidson County, Tennessee, described as follows: BEGINNING on the westerly margin of Spring Valley Road, at the corner of Lots Numbered 98 and 111; thence with the westerly margin of said Road, southeastwardly 120 feet to the corner of Lots Nos. 98 and 109; thence southwestwardly 75 feet; thence southwardly to the center of a Spring Branch in the northerly line of the property conveyed to A. M. Helms by deed from Bransford Realty Company, of record in Book 928, Page 426, in the said Register's Office; thence westwardly with the center of said branch and the northerly Line of said Helms' property to the westerly line of said Lot No. 98; thence with said line northwardly 275 feet, more or less, to the common corner of Lots No.'s 98 and 111; thence with the line between said two lots eastwardly 290.3 feet to the beginning.

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Philip J. Martin	Same	095 08 0 099.00
138 Spring Valley, LLC		
138 Spring Valley Rd		
Nashville, TN 37214		

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REPUBLIC CENTRE
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For prior title, see deed recorded in Book 3252, Page 503, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to all matters, conditions and easements shown on plat recorded in Book 843, Page 34, in the Regisetr's Office of Davidson County, Tennessee.

Subject to Easement Agreement recorded in Book 4952, Page 271, in the Register's Office of Davidson County, Tennessee.

Subject to the Restrictive Covenants as set out in an instrument of record in Book 737, Page 258, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate Title 42 USC § 3604(c).

Subject to taxes for the year 2014 and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the property.

Taxes for the year 2014 are prorated between Grantor and Grantee.

The legal description herein is the same as contained in the prior recorded deed.

TO HAVE AND TO HOLD said real estate unto Grantee, its successors and assigns, in fee simple forever.

Grantor for himself and his heirs and/or assigns, covenants, warrants and represents to and with Grantee, it successors and assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that he has full right and lawful authority to sell and convey the same, that he has not made, done, executed or

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suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that he will forever warrant and defend the title to the said real estate against all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed this 15 day of July, 2014.

By: Sam M Bradley Jr.
Sam M. Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Sam M. Bradley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 15 day of July, 2014.

John W. Grant
Notary Public

My commission expires:

12-5-2017

JOHN W. GRANT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

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STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $175,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to before me this 15 day of July, 2014.

Notary Public

My commission expires:

12-5-2017

JOHN W. GRANT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

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