WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052357 DEEDWARR
Recvd: 07/21/14 11:27 2 pgs
Fees:13.00 Taxes:1354.20

20140721-0064408

R-FAMC-14-3836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Thomas D. Bradley and Karen O. Bradley	Franklin American Mortgage Company	
(NAME)	(NAME)	
3836 Leona Pass	**501 Corporate Centre Drive**	**098-13-0C-192.00-C O**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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 **DAN A. JENKINS, JR. AND CYNTHIA R. JENKINS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS D. BRADLEY AND KAREN O. BRADLEY, HUSBAND AND WIFE,** 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 No. 185 on the Plan of Final Plat Phase 5, Section 1, The Meadows of Seven Points of record in Plat at Instrument No. 20060522-0059944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dan A. Jenkins, Jr. and wife, Cynthia R. Jenkins by deed from Frank Batson Homes, Inc. of record in Instrument No. 20061031-0134818 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 31, 2006.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record as Instrument Number 20060522-0059944, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11670, Page 822 and Book 11670, Page 837, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Instrument Number 20060227-0021950, in the Register's Office for DavidsonCounty, Tennessee.
- Articles of Organization of record in Book 11621, Page 867, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Instrument Number 20000322-0028986, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3836 Leona Pass, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 17th DAY OF JULY, 2014.

Dan A. Jenkins, Jr.

Cynthia R. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN A. JENKINS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA R. JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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