BILL GARRETT, Davidson County
Trans:T20140065740 DEEDWARR
Recvd: 09/04/14 10:15 2 pgs
Fees:13.00 Taxes:610.50
20140904-0080852

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Brian D. Mitchell
Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Dana Delworth
Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Beverly Ellen Bradley<br>135 Canton Court<br>Goodlettsville, TN 37072 | SWBC MORTGAGE CORPORATION<br>9311 San Pedro Avenue, Suite 100<br>San Antonio, TX 78216 | 026060A06100CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sybril M. Bennett, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Beverly Ellen Bradley, unmarried**, hereinafter called the Grantee, their successors 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 Lot No. 51 on the Final Plat for The Townhomes at Windsor Green, Phase I, Section 3, of record in Instrument No. 20041112-0136280, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Sybril M. Bennett by deed from Dial Properties, LLC dated 8/15/05 of record in Instrument No. 200508230100063, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 135 Canton Court Goodlettsville, TN 37072

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2014.

Sybril M. Bennett

**Sybril M. Bennett**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sybril M. Bennett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 29th day of August, 2014.

Notary Public

My Commission expires: 3-30-15

