BILL GARRETT, Davidson County
Trans:T20140067380 DEEDWARR
Recvd: 09/10/14 11:05 2 pgs
Fees:13.00 Taxes:3663.00
20140910-0082876

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 56832
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael R. Bradshaw Emily N. Bradshaw 4401 Beacon Drive Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 13007013700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of 990,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Davis H. Carr, Trustee of the Martha and Davis Carr Family Trust** dated February 29, 2000 and Davis H. Carr, Individually, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael R. Bradshaw and wife, Emily N. Bradshaw** 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 a tract of land in the City of Forest Hill, formerly the 7th Civil District of Davidson County, Tennessee, located on the southerly side of Harding Place, being part of Lot No. 12 on the Plan of Carter and King Lands of record in Book 57, page 99, Register's Office for Davidson County, Tennessee, described according to a survey made by T.R. Sanford, Surveyor, February 9, 1950, as follows:

Beginning at an iron pin on the southerly margin of Harding Place, 508.2 feet westerly from the northwest corner of a tract of land conveyed to "Moody", thence with the southerly margin of Harding Place, South 87° 25' West 135 feet to a point in an old fence; thence with said fence, South 0° 42' West 66.2 feet to a point; thence North 87° 4' West 15.5 feet to a point and continuing with said fence, South 0° 42' West 412.8 feet to a point in the northerly line of Tyne Meade Subdivision; thence with said line, South 86° 5' East 151.2 feet to a point; thence North 0° 42' East 494.7 feet to the beginning.

Being the same property conveyed to Davis H. Carr and Martha C. Carr, Trustees of the Carr Family Trust by Warranty Deed from Douglas A. Hill as to a 50% undivided interest and Deborah P. Hill, as to a 50% undivided interest, dated October 23, 2006, recorded on October 23, 2006, of record in Instrument No. 20061023-0131227, Register's Office for Davidson County, Tennessee. The said Martha C. Carr has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on the Plan of record in Book 57, page 99, said Register's Office. Permanent Easement Agreement to the City of Forest Hills of record in Instrument No. 20100506-0034796, said Registers Office. Easement for sanitary sewers, storm drainage water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6209, page 310, said Register's Office.

This is improved property, known as: 4401 Beacon Drive aka 3913 Harding Place, Nashville, TN 37215

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 2nd day of September, 2014.

, TRUSTEE

Davis H. Carr, Trustee of the Martha and Davis Carr Family Trust
Dated February 29, 2000

Davis H. Carr, Individually

State of TENNESSEE
County of DAVIDSON

On this 2nd day of September, 2014 , before me the undersigned authority, personally appeared Davis H. Carr, Trustee of the Martha and Davis Carr Familty Trust and Davis H. Carr, Individually, 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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 $990,000.00.

Affiant

Sworn and subscribed before me this the 5th day of September, 2014

My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

My Commission Expires:
05-23-2016