This Instrument Prepared By:
Rebecca T. Garland, Attorney
85 White Bridge Rd, Suite 100-B
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
James David Bradford and
Lana Bradford
5516 Winn Ave
Nashville, TN 37209

SEND TAX BILL TO:
SAME

MAP & Parcel
091 10 0 064.00

This instrument has been prepared from information furnished by the parties without the benefit of a title examination or search of county records.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Flora L. Bradford,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey her interest to **James David Bradford and wife Lana W. Bradford hereinafter** called the "GRANTEES", their heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 85 on the Plan of Urbandale, Section I, as of record in Book 1835, Page 45, Register's Office for said County.

Said Lot No. 85 fronts 50 feet on the northerly margin of Winn Avenue and extends back 130 feet on the easterly line and 136.35 feet on the westerly line to a dead line measuring 50.59 feet thereon.

Being the same property conveyed to James A. Bradford and wife, Flora L. Bradford by Warranty Deed from James A. Bradford and wife, Flora L. Bradford, dated March 27, 1951, in Deed Book 1968, page 135, in said Register's Office for Davidson County, Tennessee.

The said James A. Bradford having since died leaving Flora L. Bradford as the sole surviving tenants by the entirety. Flora L. Bradford has not re-married.

All legal descriptions were copied from the previous deeds of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 & 2015 and any and all subsequent years.

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.

BILL GARRETT, Davidson County
Trans:T20140068988 DEEDQC
Recvd: 09/16/14 09:28 2 pgs
Fees:12.00 Taxes:0.00
20140916-0084619

WITNESS our hands this the 10 day of Sept., 2014.

Flora L. Bradford

Flora L. Bradford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Flora L. Bradford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 10 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 5/8/17

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 5/8/17

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds