Davidson County DEEDWARR
Recvd: 09/17/14 10:59 3 pgs
Fees:18.00 Taxes:162.80
20140917-0085244

WARRANTY DEED

LP14-0140

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Heba Rezk
Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heba Rezk	Heba Rezk	
712 Arbor Springs Drive (ADDRESS)	(NAME) 712 Arbor Springs Drive (ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	096-05-0-090.00

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, we SAMUEL M. BRADLEY, JR , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEBA REZK, A MARRIED WOMAN , 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:

Beginning at a point in the center of Donelson Station Road or Polk Avenue at the northeast corner of the property conveyed to J.T. Shelton by deed of record in Book 1038, Page 201, Register's Office for said County; thence with the center of said Avenue, North 2 1/2° East 55 feet to a point; thence North 87 1/2° West 180 feet to the easterly line of the Bluefield Subdivision, of record in Book 843, Page 16 and 34, said Register's Office, thence with the easterly line of said Subdivision South 2 1/2° West 55 feet to Shelton's north west corner; thence with Shelton's north line, South 87 1/2° East 180 feet to the point of beginning.

Included but excluded from the above legal is that portion of property conveyed of record in Book 4112, Page 932, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to S. M. Bradley Sr. and wife, Frankie Compton Bradley by deed from S. M. Bradley Jr., and wife, Anna Childs Bradley of record in Book 1909, page 397, Register's Office for Davidson County, Tennessee, dated October 9, 1950 and recorded on November 6, 1950. The said S. M. Bradley, Sr. having since died vesting fee simple unto his wife Frankie Compton Bradley by right of survivorship.

Being the same property conveyed to Samuel M. Bradley Jr. and wife, Anna Childs Bradley by deed from Samuel M. Bradley Jr. of record in Book 9486, page 645, Register's Office for Davidson County, Tennessee, dated October 6, 1994 and recorded on October 6, 1994. Samuel M. Bradley, Jr. obtained said property from Frankie Compton Bradley who died 7/17/1994 in testate. Under the terms of an unprobated Last Will and Testament and Affidavit of Inheritance of record in Book 9486, page 639, Samuel M. Bradley, Jr. was named the only heir at law. Anna Childs Bradley having since died leaving the property vested solely to Samuel M. Bradley, Jr.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4112, Page 932, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 140 Donelson Pike, Nashville, Tennessee 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 15th day of September, 2014.

Samuel M. Bradley, Jr

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of September, 2014, before me personally appeared Samuel M. Bradley, Jr to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of September, 2014.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-2959

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER