WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140072849 DEEDWARR
Recvd: 09/29/14 11:07 2 pgs
Fees:13.00 Taxes:566.10
20140929-0089380

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Tyler Pennington	Finworth Mortgage, LLC, an INS Bank Company	
(NAME)	(NAME)	
1415 Plantation Dr.	2106 Crestmoor Rd.	133-14-25
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY ANITA MCBRIDE BRADLEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY TYLER PENNINGTON, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 7, SECTION 1, ABBAY HALL, as shown on plat of record in Plat Book 2331, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anita McBride by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 1st day of April, 1992 in Deed Book 8590, Page 838, in the Register's Office of Davidson County, Tennessee. Anita McBride has since married, she is now known as Anita Mc Bride Bradley. Mary Anita McBride Bradley and Anita McBride are one and the same.

Charles Allen Bradley, Sr. joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2331, Page(s) 18, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4710 Abbay Dr., Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 23rd day of September, 2014.

Mary Anita McBride Bradley

Charles Allen Bradley, Sr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Anita McBride Bradley and Charles Allen Bradley, Sr., the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of September, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public