WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084795 DEEDWARR
Recvd: 11/10/14 11:19 3 pgs
Fees:18.00 Taxes:640.10

20141110-0103557

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Kayleen S. Jeff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2014.

Celia Stewart Rouse
Notary Public

MY COMMISSION EXPIRES: 1/29/2015

(AFFIX SEAL)

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alison R. Kress	New Owner	064160E05400CO
(NAME)	(NAME)	
551 Griffin Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Keith Allen Bradley, an unmarried man and Carolyn L. Bradley, an unmarried woman**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Alison R. Kress, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 54, in Building 15, The Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473, as amended of record in Instrument 200611060137656, as amended of record in Instrument 200711050130490, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Llewellyn Q. Bradley and Carolyn L. Bradley, husband and wife, as tenants by the entirety to a one-half interest and as tenants in common with Keith Allen Bradley and Joanne Schutt Bradley, husband and wife, as tenants by the entirety as to the remaining one-half by Warranty Deed dated 07/22/2011 from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument 201108120062396, Register's Office for Davidson County, Tennessee. Joanne Elizabeth Bradley conveyed her interest to Keith Allen Bradley by Quit Claim Deed dated 03/27/2014 of record in Instrument 201404030027843, Register's Office for Davidson County, Tennessee.

The said Llewellyn Q. Bradley having since deceased on 6/13/2012 leaving Carolyn L. Bradley and Keith Allen Bradley as sole surviving heirs.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473, as amended of record in Instrument 200611060137656, as amended of record in Instrument 200711050130490, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 200012080121300, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200512300156496, said Register's Office.

Charter of record in Instrument 200610260133179, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200611060137657, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

File No.: 01288-22811
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 551 Griffin Circle, Hermitage, TN 37076
(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/or 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/or 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 our hands this 4th day of November, 2014.

Keith Allen Bradley

Carolyn L. Bradley

State of Tennessee
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Bradley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of November, 2014.

Notary Public
My Commission Expires:

MICHELLE N. MARKS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES
APRIL 07, 2015

State of Tennessee
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn L. Bradley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of November, 2014.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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(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/or 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/or 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.

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Keith Allen Bradley

Carolyn L. Bradley

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Bradley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of November, 2014.

Notary Public
My Commission Expires:

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn L. Bradley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of November, 2014.

Notary Public
My Commission Expires 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122