BILL GARRETT, Davidson County
Trans:T20140088200 DEEDWARR
Recvd: 11/24/14 10:45 2 pgs
Fees:13.00 Taxes:678.97
20141124-0107856

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of November, 2014, by and between John P Bradley and Carolyn Bradley, husband and wife, party of the first part, and Joshua B Smithson, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 1, Harlan Heights, as shown on plat of record in Instrument No. 20050830-0103631 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to John P. Bradley and Carolyn Bradley, by virtue of that certain Warranty Deed dated September 29, 2006, at Instrument No. 20061012-0126630 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John P Bradley

Carolyn Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John P Bradley and Carolyn Bradley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address: Joshua B Smithson

Tax Parcel No 04215013600

Property Address: 104 E Marthona Ave
Madison, TN 37115

MAIL TAX
BILLS TO: First Community Mtg.
245 Heritage Park Dr
Murfreesboro TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $183,505.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of November, 2014.

Notary Public

My Commission Expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY