WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

ROBERT M. LOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

G-RF-15-0973

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Bradley and Rachel Bradley	SCOTT & RACHEL BRADLEY	
(NAME)	(NAME)	
973 Harpeth Bend Drive	1500 KIMBERLEIGH CT.	**156-5-21.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	FRANKLIN TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **XIAO MEI ZHAO, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT BRADLEY AND RACHEL BRADLEY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 804 on the Plan of Harpeth Woods, Section Four - First Addition, as of record in Book 5200, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Xiao Mei Zhao, married by Warranty Deed from Betty S. Haynes and husband, Jerry P. Haynes, as to an undivided ninety (90%) interest, and Paul A. Haynes and wife, Leighanne Haynes, as to an undivided ten (10%) interest, as joint tenants with right of survivorship as they relate to each other, recorded on the 11th day of September, 2002 in Instrument No. 20020911-0110292, in the Register's Office of Davidson County, Tennessee.

Xiao Mei Zhao now an unmarried woman. The above referenced property was investment property for the Grantor and has never been used as a principal marital residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH WOODS, SECTION FOUR - FIRST ADDITION, as recorded in Plat Book 5200, Page(s) 635.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6097, Page 560.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **973 Harpeth Bend Drive, Nashville, Tennessee 37221**.

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.

BILL GARRETT, Davidson County
Trans:T20150026930 DEEDWARR
Recvd: 04/10/15 12:35 2 pgs
Fees:13.00 Taxes:690.05
20150410-0031688

Witness my/our hand(s) this the 9th DAY OF APRIL, 2015.

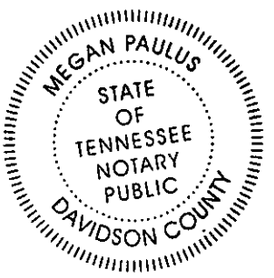
Xiao Mei Zhao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XIAO MEI ZHAO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of April, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212