THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1247

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dylan Oliver Kim Bradford 7131 Riverfront Drive Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd 300A Nashville, TN 37215	126-16-A-474.00

BILL GARRETT, Davidson County
Trans:T20150032635 DEEDWARR
Recvd: 04/30/15 08:19 2 pgs
Fees:13.00 Taxes:843.60
20150430-0038528

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this the 27th of April, 2015.

Notary Public

My Commission Expires: 10/8/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **James B. Price and wife, Sarah T. Price,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Bradford, unmarried and Dylan Oliver, unmarried, as tenants in common with full Right of Survivorship** 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 No. 465 on the Final Plat of Riverwalk, Phase 3-B, as shown by the plat appearing of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James B. Price and wife, Sarah T. Price by Warranty Deed from The Craig Company, dated July 13, 2006, recorded July 18, 2006, in Instrument No. 20060718-0086533, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7131 Riverfront Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2015.

GRANTOR(S)

James Price

Sarah Price

STATE OF TENNESSEE
COUNTY OF Dewid

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Price and Sarah Price** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 27 day of April, 2015.

Notary Public
My Commission Expires: 6-1-15



