(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044018 DEEDWARR
Recvd: 06/04/15 14:03 2 pgs
Fees:13.00 Taxes:906.50
20150604-0052442

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kayce T. Gaw and Drew P. Gaw	Regions Bank d/b/a Regions Mtg.	147 02 0 090.00
(NAME)	(NAME)	
214 Garrett Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Edward Luke Bradbury and Rebecca Jane Bradbury, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kayce T. Gaw and Drew P. Gaw, wife and husband**, 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. 161 on the Plan of Caldwell Hall, Section One, Revised, of record in Book 2900, Page 58, amended by surveyors certificate of correction in Book 3030, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward Luke Bradbury and Rebecca Jane Bradbury, husband and wife by Warranty Deed from Kyle Allen and Courtney Allen, husband and wife, dated June 5, 2008 and recorded June 16, 2008 as Instrument No. 20080616-0062019, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 214 Garrett Drive, Nashville, TN 37211

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, has 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.

Witness our hands this 28th day of May, 2015.

Edward Luke Bradbury by Diane Crawford, Attorney-in-Fact

Edward Luke Bradbury by Diane Crawford Attorney In Fact

Rebecca Jane Bradbury by Diane Crawford, Attorney-in-Fact

Rebecca Jane Bradbury by Diane Crawford Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edward Luke Bradbury, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20150604-0052440, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Edward Luke Bradbury, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 28th day of May, 2015.

Laurie Mathis Harris

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca Jane Bradbury, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20150604-0052441, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Rebecca Jane Bradbury, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 28th day of May, 2015.

Laurie Mathis Harris

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-25-18

File Number: FRN-152107