BILL GARRETT, Davidson County
Trans:T20150062352 DEEDWARR
Recvd: 07/29/15 13:32 4 pgs
Fees:23.00 Taxes:1887.00
20150729-0074811

Box 44

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYNN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

CATHERINE H. GWYNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Clay Bradley
Affiant

Subscribed and sworn to before me, this 29th day of July, 2015.

Catherine H. Gwynn
Notary Public

My Commission Expires: 6.21.16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Clay Owen Bradley etux 334 Whitworth Way Nashville, TN 37205	SAME	104-14-OH-021.0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITABLE TRUST COMPANY, EXECUTOR FOR THE ESTATE OF JAMES ROBERT KELLAM, III, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **CLAY OWEN BRADLEY AND WIFE, SARA S. BRADLEY**, hereinafter called the Grantees, their

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled the Plan of Whitworth's Phase 3, Section 1, of record in Plat Book 7900, pages 866-868 and amended in Plat Book 9582, page 834 and Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Kellam, III, unmarried, by deed from George E. Liesmann, Jr. and wife, Nancy A. Liesmann, of record in Instrument No. 20060227-0022386, dated February 24, 2006, said Register's Office. The said James R. Kellam, III has since died testate on or about December 20, 2014. Equitable Trust Company, Executor of the Estate of James R. Kellam, III has full power to convey the property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P-271.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metropolitan taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, pages 838-841, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 7900, pages 866-868, amended in Book 9582, page 834 and Book 10270, page 34, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, Book 8282, page 45, Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 301, Book 9778, page 27 , Book 10503, page 139 and amendment to By-Laws in Instrument No. 20020812-0097386 and Instrument No. 20100615-0046543, said Register's Office.

5. Easement for storm water maintenance system of record in Book 9736, page 221, said Register's Office.

6. Sewer Easements of record in Book 3467, page 204, said Register's Office.

7. Designation and Agreement of record in Book 9738, page 770, said Register's Office.

8. Storm Water Detention Agreement of record in Book 10633, page 334, said Register's Office.

9. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **334 Whitworth Way, Nashville, TN 37205.**

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 Grantor covenants with the said Grantees that it is 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 further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of July, 2015.

EQUITABLE TRUST COMPANY, EXECUTOR
of The Estate of James Robert Kellam, III, deceased

By: _____, VP
Name: Michael W. Ruehling
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Ruehling, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 2015.

Catherine H. Gwyn

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016