Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ WILSON The actual consideration or value, whichever is greater, for this transfer is **$177,500.00.** Taylor Johnson Affiant Subscribed and sworn to before me, this the 18th day of September, 2015. [illegible] Notary Public My commission expires: 3-27-18 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/23/15 15:36 3 pgs
Fees:18.00 Taxes:656.75
20150923-0096846

STATE OF TENNESSEE NOTARY PUBLIC MORGAN O'NEILL WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cassandra M. Ardoin	SWBC	**Map 131-05-0-B Parcel 252-00co**
252 Summit Ridge Drive	9311 San Pedro	
Nashville, Tennessee 37215	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael A. Bradley and wife, Christine T. Bradley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cassandra M. Ardoin , unmarried woman

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 Unit No. 252, together with the appurtenant interest in the common elements of Four Seasons Condominium, a Horizontal Property Regime established by Master Deed, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon part of Tract I on the plan of Clark Gower Property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Bradley and wife, Christine T. Bradley, by Deed dated March 27, 2006 from Carol M. Maxwell (fka Carol M. Leal), of record in Instrument No. 20060329-0035771, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the Master Deed in Book 6841, Page 349, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, said Register's Office. (3) By-Laws of Four Seasons Homeowners' Association, Inc., of record in Book 6841, Page 376, said Register's Office. (4) Charter of Four Seasons Homeowners' Association, Inc., of record in Book 6855, Page 917, and as amended in Book 8176, Page 697, said Register's Office. (5) All matters shown on the Boundary Plat of record in Plat Book 5050, Page 30, said Register's Office. (6) All terms, conditions, and obligations contained in the Deed dated May 30, 1974, of record in Book 4821, Page 20, said Register's Office. (7) All terms, conditions, and obligations contained in the Sale and Assignment of Option dated July 11, 1977, of record in Book 5388, Page 503, said Register's Office. (8) Deed of Conveyance for water and sewerage services of record in Book 5271, Page 430, said Register's Office. (9) Easement for ingress and egress of record in Book 5158, Page 230, said Register's Office. (10) Engineer's Report of record in Book 6847, Page 125, said Register's Office. (11) Easement Agreements of record in Book 6869, Page 157 and in Book 7776, Page 899, and in Instrument No. 20010912-0099679, said Register's Office. (12) Consent of Four Seasons Homeowners' Association to Easement Agreement of record in Book 6869, Page 162, and re-recorded in Book 6870, Page 966, said Register's Office. (13) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20120521-0043888, said Register's Office. (14) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **252 Summit Ridge Drive, Nashville, Tennessee 37215**

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 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. 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 my/our hand(s) this **18th** day of **September, 2015.**

Michael A. Bradley

Christine T. Bradley

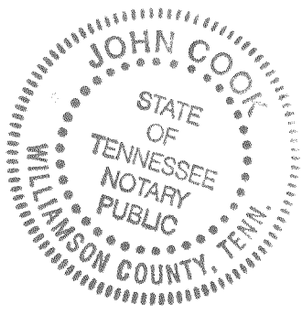
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael A. Bradley and Christine T. Bradley,** the within named seller, 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 at Nashville, Tennessee, this **18th** day of **September, 2015.**

Notary Public

My Commission Expires: 2/13/17



CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Celia Stewart Rouse
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

