BILL GARRETT, Davidson County
Trans:T20150086706 DEEDWARR
Recvd: 10/12/15 13:04 2 pgs
Fees:12.00 Taxes:0.00
20151012-0103593

Prepared by: Dawna Leslie, 6312 Lake Rd., Joelton, TN 37080

WARRANTY DEED

This Indenture, made and entered into this 12th day of October, 2015 by and between Jill Andrea Bradley, and Dawna Leslie her heirs and assigns, party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Situated in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center line of the Ridge Road, where the same is intersected by the W. line of the Demonbreum Rd; thence with the west Margin of the Demonbreum Rd. South 14 degrees West 210 feet; thence in an easterly direction 210 feet to a point; thence in a northerly direction 210 feet to a point in the center of the Ridge Rd.; thence with the center of the Ridge Rd. in a westerly direction 210 feet to the point of beginning, containing by estimation 1 acre, or less. Legal description as pursuant to Attorney's Affidavit field of record April 1st, 2011 as Instrument No. 20110401-0025116, in the Register's Office for Davidson County, Tennessee.

Property Address: 5315 Ridge Rd.
Joelton Tn. 37080

Owners Name: Dawna Leslie

Owners Address: 6312 Lake Rd.
Joelton Tn. 37080

Send Tax Bill To: Dawna Leslie
6312 LAKE Rd.
Joelton TN 37080

Parcel No: 028000038000

Being the same property conveyed to Jill Andrea Bradley, by Deed from the Department of Housing and Urban Development by deed dated April 1st 2011, and recorded at Instrument No. 200110401-0025116 in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, her heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also subject to any state of facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him/her but no further or otherwise

WITNESS my hand this 12 day of October, 2015.

Jill Andrea Bradley
Jill Andrea Bradley

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County & State, the within named Jill Andrea Bradley, the bargainer, proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Cty. Tennessee, this 12 day of October, 2015

Genea M. Cripps
Notary Public

My Commission Expires: January 11, 2017

GENEA M. CRIPPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dawna R. Leslie
Affiant

GENEA M. CRIPPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 11, 2017

Subscribed and sworn to before me this_____ day of October, 2015

My commission expires:_____

Notary Public