WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 9th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/20/2016 (AFFIX SEAL)

LAURA JANE CALHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-VRES-15-1412

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew J. Bradbury and Kelli P. Bradbury	**Everett Financial Inc. dba Supreme Lending**	
(NAME) **1412 Sumner Avenue**	(NAME) **14801 Quorum Dr., Ste. 300**	**083-05-0-343-00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Dallas, TX 75254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARGARET W. ELLIOTT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW JAMES BRADBURY AND KELLI P. BRADBURY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 34 on the Plan of Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret W. Elliott, unmarried by Warranty deed from Douglas B. Martin and wife, Patti Martin of record in Instrument No. 200003030021330 Register's Office for Davidson County, Tennessee, dated February 29, 2000 and recorded on March 3, 2000.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Sumner Avenue , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 10/14/15 14:06 3 pgs
Fees:18.00 Taxes:1424.13
20151014-0104611

Witness my/our hand(s) this the 9th DAY OF OCTOBER, 2015.

Margaret W. Elliott

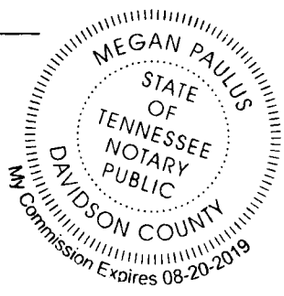
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET W. ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2015.

Megan Paulus

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Charles Chadwell, 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.

Charles Chadwell
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Anne Marie English a notary public for this county and state, Charles Chadwell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

AEnglish
Notary's Signature

My Commission Expires: 12-17-18
Notary' Seal (if on paper)

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY