WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George L. Thomas III	George L. Thomas III	075-11-O-260.00
(NAME)	(NAME)	
14444 Lebanon Road	14444 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/23/15 08:35 3 pgs
Fees:18.00 Taxes:277.13
20151123-0118219

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jettie Bradford, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George L. Thomas III and Dora P. Thomas, husband and wife**, hereinafter called the GRANTEE(S), her heirs and/or 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 86-B on the Plan of Zone Lot Division, Lots 80-101, Lots 103-107, Rachel's Square, Section Two, of record in Plat Book 6250, Page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jettie Bradford, a single woman by Warranty Deed from Floyd William Brewer III, Successor Trustee of the Donna J. Brewer Revocable Living Trust Agreement, dated June 19, 2002, dated December 23, 2013 and recorded January 2, 2014 of record in Instrument Number 20140102-0000158, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Page 542, in the said Register's Office; (2) Covenants, conditions, easements and restrictions recorded as Book 6455, Page 135 said Register's Office, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions recorded as Book 6619, Page 777 and Amendment recorded as Book 8030, Page 757, said Register's Office, together with all amendments thereto; (4) Grant of Easement recorded on May 21, 2012 in Instrument Number 20120521-0043892 said Register's Office; (5) Charter recorded in Book 8030, Page 759 said Register's Office; (6) Charter of Rachel's Square Condominium Owners Association, Inc., recorded in Book 6444, Page 413 said Register's Office; (6) Charter of Rachel's Square Homeowners Association recorded in Book 6683, Page 576 said Register's Office; and (7) Notice of Recording recorded as Book 11627, Page 594, and recorded as Instrument Number 20070619-0073174, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4314 Baton Rouge Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 hand this 17th day of November, 2015.

Jettie Bradford

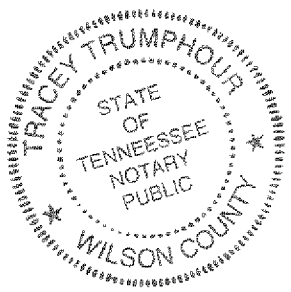
Jettie Bradford

State of Tennessee
County of Wilson

Personally appeared before me Jettie Bradford, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

