This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1336**

BILL GARRETT, Davidson County
Trans:T20150102814 DEEDWARR
Recvd: 12/04/15 13:48 3 pgs
Fees:18.00 Taxes:229.40
20151204-0122522

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/16/2015**, by and between **Sue Fisher, and Ricky Lee Bradley, and Sarita Arlene Greer, and Fred Allen Bradley, Shirley Joanne Thompson and Kenneth Wayne Bradley,** , parties of the first part, and **MP Enterprises, LLC**, a **Kentucky Limited Liability Company** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Arrowhead Estates, Section II, as plan of which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 50 feet on the southerly margin of Warrior Road and extends back 202.88 feet on the easterly line and 202.89 feet on the easterly line to a dead line in the rear which measures 51.45 feet thereon.

Being the same property conveyed to Frank Wayne Bradley and wife, Mary Frances Bradley by deed from Jack Driver & Sons, Inc., dated 04/10/1979, of record in Book 5420, page 361, Register's Office for Davidson County, Tennessee. The said Frank Wayne Bradley having since died DOD 07/13/2010 leaving Mary Frances Bradley as the sole surviving tenants by the entirety. The said Mary Frances Bradley having since died DOD 12/16/2011 leaving Sue Fisher, Ricky Lee Bradley, Sarita Arlene Greer, Fred Allen Bradley, Shirley Joanne Thompson, and Kenneth Wayne Bradley as her heirs.

This is Inheritance property and non of the sellers have lived in said property as a martial residence.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **04315025300**
☒ Improved **304 Warrior Road, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sue Fisher
Sue Fisher

Ricky Lee Bradley
By Sue Fisher
Attorney In Fact
Ricky Lee Bradley
By Sue Fisher, Attorney In Fact

Sarita Arlene Greer
By Sue Fisher
Attorney In Fact
Sarita Arlene Greet
By Sue Fisher, Attorney In Fact

Fred Allen Bradley
By Sue Fisher
Attorney In Fact
Fred Allen Bradley
By Sue Fisher, Attorney In Fact

Shirley Joanne Thompson
By Sue Fisher
Attorney In Fact
Shirley Joanne Thompson
By Sue Fisher, Attorney In Fact

Kenneth Wayne Bradley
By Sue Fisher
Attorney In Fact
Kenneth Wayne Bradley
By Sue Fisher, Attorney In Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Sue Fisher to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of November, 2015..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

before me personally appeared **Sue Fisher**, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Ricky Lee Bradley** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Ricky Lee Bradley** as her free act and deed.

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

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

before me personally appeared **Sue Fisher**, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Sarita Arlene Greer** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Sarita Arlene Greer** as her free act and deed.

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

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

before me personally appeared **Sue Fisher**, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Fred Allen Bradley** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Fred Allen Bradley** as her free act and deed.

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

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

before me personally appeared **Sue Fisher**, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Shirley Joanne Thompson** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Shirley Joanne Thompson** as her free act and deed.

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

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

before me personally appeared **Sue Fisher**, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Kenneth Wayne Bradley** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Kenneth Wayne Bradley** as her free act and deed.

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

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **MP Enterprises, LLC**

and Address: **304 Warrior Road, Madison, TN 37115**

Mail tax bills to MP Enterprises, LLC 889 Daniel Boone Drive, Barbourville KY 40906

I, or we, hereby swear and 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 **$62,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 16th day of November, 2015..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY