WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160011659 DEEDWARR
Recvd: 02/11/16 11:54 3 pgs
Fees: 17.00 Taxes: 677.10
20160211-0013274

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2016

Notary Public: Karen B. Heavener

MY COMMISSION EXPIRES: 7/8/19
(AFFIX SEAL)

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mildred A. Bradley	Primelending	Parcel ID:
740 Jessica Taylor Drive	18111 Preston RD., Ste. 900	150090A15400
Madison, TN 37115	Dallas TX 75252	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Savita Michael, married and Jyoti Michael, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mildred A. Bradley , a single 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 Lot No. 346, on the Plan of Forest View Park, Section X, Phase Two, of record in Plat Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Savita Michael and Jyoti Michael by deed from Donald B. Hart, unmarried, and James E. Szalony, unmarried, of record in Instrument 20031006-0147710, said Register's Office, dated August 28, 2003.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7079, Page 472 and Book 7079, Page 492, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 720, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3437 Calais Circle, Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with 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 our hands this 4th day of February, 2016.

Savita Michael
Savita Michael

Jyoti Michael

Witness my hand this 4th day of February, 2016.

Jyoti Michael

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jyoti Michael, 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 4th day of February, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF WISCONSIN
COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Savita Michael, 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 4TH day of February, 2016.

My Commission Expires: 1/17/20

Notary Public

SUSAN D. FORTENBERRY NOTARY PUBLIC STATE OF WISCONSIN

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

~~Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Savita Michael 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 4th day of February, 2016~~

~~My Commission Expires~~

~~Notary Public~~

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED