WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lynne M. Link	NEW OWNER	Parcel ID:
505 Rivercrest Cove	1508 Lewis Road	051110A10800
Nashville, TN 37214	Madison, TN 37115	

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

Shirley Bradley and Cheryl Lynn Bradley, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lynne M. Link and Tavie M. Hinton, Tenents in common with full Right of Survivorship
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 Unit and Lot No. 1508 on the Plan of Oakland Trace, P.U.D., of record in Plat Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Shirley Bradley, an unmarried person, and Cheryl Lynn Bradley, an unmarried person, as joint tenants with right of survivorship, by deed from Herbert W. McGehee, Trustee of The James W. McGehee and/or Agnes R. McGehee Revocable Living Trust dated May 21, 2005, of record in Instrument 20110916-0071865, dated September 15, 2011, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 6840, Page 637, amended in Instrument 20010629-0069331; 20151005-0102666, and Book 6840, Page 647, 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 6250, Page 906, said Register's Office; (3) Storm Water Detention Agreement in Book 6537, Page 774, said Register's Office.

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 1508 Lewis Road, Madison, TN 37115

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 15th day of February, 2016.

Shirley Bradley

Cheryl Lynn Bradley

BILL GARRETT, Davidson County
Trans:T20160012584 DEEDWARR
Recvd: 02/16/16 12:42 2 pgs
Fees:13.00 Taxes:499.50

20160216-0014375

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 Shirley Bradley and Cheryl Lynn Bradley, 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 at Nashville, Tennessee, this 15th day of February, 2016.

My Commission Expires: 7-2-18

Notary Public

