BILL GARRETT, Davidson County
Trans:T20160032132 DEEDWARR
Recvd: 04/19/16 15:02 2 pgs
Fees:13.00 Taxes:640.10
20160419-0037906

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1378

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Andrew Bradley 8476 Lewis Road Nashville, TN 37221	new owner	155-00-0-029.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of April, 2016.

Notary Public

My Commission Expires: 8/20/19
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Quentin L. Quigley and wife, Deborah G. Quigley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Andrew Bradley, an unmarried individual,** 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:

Lying in the 9th Civil District of Davidson County, Tennessee, on North side of Lewis Road, and being a portion of a 20 acre tract that was conveyed by deed to E. M. French by Hattie Hobbs and husband Tom Hobbs, the 26th day of August, 1952, of record in Book 2092, Page 505, said Register's Office, and by deed of correction of record in Book 2096, Page 565, said Register's Office, as shown on survey made by S. H. Hutchison, November 22, 1954 as follows:

Beginning at a stake in Tom Lewis' East line, same being the Northwest corner of James M. Roberts 3-1/16 acre tract; thence with Tom Lewis' East line, North 2 degrees East striking M. Sawyer's line at 1/2 poles, in all 10 poles to a small white oak in M. Sawyer's East line; thence South 88 degrees East 54 poles to a small poplar; thence South 54 degrees East 11.5 poles to the center of Lewis Road; thence with center of said Road, South 34 degrees West 9 poles to James M. Robert's most Easterly corner; thence with Robert's line, North 62 degrees West 8 poles to a stake with small red oak pointers; thence with Robert's North line, North 88 degrees West 52.5 poles to the beginning, containing 3.75 acres more or less.

Being part of the same property conveyed by Quitclaim Deed from Valerie G. Quigley to Quentin L. Quigley and wife, Deborah G. Quigley, as recorded on the 23rd day of February, 1999 in Deed Book 11350, Page 970 and part of Warranty Deed from Reece Thomas Adkisson and wife, Patricia Adkisson to Edward F. Quigley and wife, Valerie G. Quigley, as recorded on the 21st day of September, 1983 in Deed Book 6141, Page 291, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **8476 Lewis Road, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) Declaration of Easement and Maintenance Agreement of record in Instrument No. 20160419.0037905, Register's Office for Davidson County, Tennessee, and (7) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **April, 2016.**

GRANTOR(S)

Quentin L. Quigley

Deborah G. Quigley

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 **Quentin L. Quigley and Deborah G. Quigley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **April, 2016.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017