THIS DOCUMENT PREPARED BY &
AFTER RECORDING RETURN TO:

Cruikshank Ersin, LLC
6065 Roswell Road, Ste 680
Atlanta, GA 30328
Phone 770-884-8184
Fax: 770-884-8114
File No. **15-0049**

Davidson County DEEDWARR
Recvd: 04/26/16 15:51 4 pgs
Fees:23.00 Taxes:400.94
20160426-0040779

Property Address:
1423 MOHAWK TRAIL, MADISON, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDRED EIGHT THOUSAND THREE HUNDRED SIXTY-TWO DOLALRS AND 92/100 DOLLARS ($108362.92) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ROBIN L. BRADSHAW AND MYRON K. BRADSHAW**, hereinafter referred to as Grantor, this day bargained and sold, and by these presents does hereby transfer and convey unto **MYRON K. BRADSHAW**, hereinafter known as Grantee, the following lands and property, together with all improvements located thereon, lying in the DAVIDSON County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF NAWAKWA HILLS POWWOW ADDITION, SECTION 2 OF RECORD IN BOOK 974, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a Warranty Deed from EWING PAGE BULLION AND APRIL DAWN BULLION dated JANUARY 22, 2008 and recorded FEBRUARY 4, 2008 in the Register's Office for DAVIDSON County, GA, in as Instrument No. 20080204-0011421.

TO HAVE AND TO HOLD same unto ARWL 2014-1 TRUST, and unto Grantee' s heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2016 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

Continued on following page... ...

The property conveyed ☐ is not a part of the homestead of Grantor and is not Grantor's marital residence, or ☒ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both husband and wife.

WITNESS Grantor' s hands and seal this 4th day of March, 2016

Robin L. Bradshaw
ROBIN L. BRADSHAW

aka Robin L. Tromwell

State of ~~Tennessee~~ Wisconsin
County of Milwaukee

On this, the 4th day of March 2016, 2016, before me, the undersigned officer personally appeared of ROBIN L. BRADSHAW and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself/themselves.

Notary Public
My Commission expires: 1/8/17

JOSEPH DAHMS NOTARY PUBLIC STATE OF WISCONSIN

Our File No.: 15-0049

WITNESS Grantor' s hands and seal this 1 day of March, 2016

MYRON K. BRADSHAW

WILLIAM R. SOREY II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this, the 1 day of March, 2016, before me, the undersigned officer personally appeared of MYRON K. BRADSHAW and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself/themselves.

Notary Public

My Commission expires: 8-28-2017

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$108362.92**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WILLIAM R. SOREY II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sworn to and subscribed before me this 1 day of March, 2016.

Notary Public

My Commission expires: 8-28-2017

Name of Owner and Property Address:

MYRON K. BRADSHAW
1423 ~~1432~~ MOHAWK TRAIL
MADISON, TN 37115

Person Or Entity Responsible For Payment Of Taxes:

MYRON K. BRADSHAW
1423 ~~1432~~ MOHAWK TRAIL
MADISON, TN 37115

Tax Parcel ID#: 63-02-0-066.00

True Copy Certification

I, MELINDA H. GLORIA, do hereby make oath that I am 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.

Signature

State of Texas

County of Harris

Personally appeared before me, the undersigned notary, for this county and state, MELINDA H. GLORIA, known to me and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.
Given under my hand and seal this 3/4/2016.

Notary's Signature
My Commission Expires: _____
Notary' Seal (if on paper)

DARWIN PASLEY
Notary Public, State of Texas
Comm. Expires 06-07-2017
Notary ID 12945006-6

BID: 387273