BILL GARRETT, Davidson County
Trans: T20160035756 DEEDWARR
Recvd: 05/02/16 08:56 2 pgs
Fees: 13.00 Taxes: 906.13
20160502-0042429

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

DANIEL W. MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles K. Bradley, an unmarried man	Peoples Home Equity Inc.	00500002500
	(NAME)	
8290 Greenbrier Rd.	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William W. Ezell, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles K. Bradley, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING 6.0 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES DATED OCTOBER, 1976. THIS PROPERTY FRONTS ON GREENBRIER ROAD AND BEING KNOWN AS PART OF THE MELVIN A. BAKER FARM.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GREENBRIER ROAD. SAID BEGINNING POINT BEING MEASURED ALONG THE EASTERLY MARGIN OF GREENBRIER ROAD 2148.98 FEET NORTHERLY OF THE CENTER OF THE SOUTH FORK OF SYCAMORE CREEK WHERE IT INTERSECTS THE EASTERLY MARGIN OF GREENBRIER ROAD; THENCE WITH THE EASTERLY MARGIN OF GREENBRIER ROAD NORTH 21° 45' EAST 181.96 FEET TO A POINT; THENCE SOUTH 4° 10' WEST 178 FEET TO A POINT; THENCE NORTH 81° 07' WEST 1508.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM W. EZELL AND WIFE, FRANCES C. EZELL, BY DEED FROM JAMES E. JONES AND WIFE, BARBARA C. JONES, OF RECORD IN BOOK 7008, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID FRANCES C. EZELL HAVING SINCE DIED.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8290 Greenbrier Rd., Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 29th day of April, 2016.

William W. Ezell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William W. Ezell, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072