RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160132

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046218 DEEDWARR
Recvd: 06/01/16 15:27 2 pgs
Fees:13.00 Taxes:647.13
20160601-0055241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Bradley 2002 Chadwell Overlook Dr. Madison, TN 37115	Same address as new owner	051 02 0A 002.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($174,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN P. BRADLEY, A MARRIED MAN**, hereinafter called the Grantees, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 2 of the Chadwell Retreat Townhomes, pursuant to Master Deed of record as Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Chadwell Retreat, LLC, by Quitclaim Deed from James W. Dillard, dated 10/22/2007, recorded 10/24/2007, of record in Instrument No. 20071024-0125575, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2002 Chadwell Overlook Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HANDS, this the 20th day of May, 2016.

CHADWELL RETREAT, LLC

BY: Danny C Roark

DANNY ROARK, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th day of May, 2016, before me, appeared Danny Roark, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Chadwell Retreat, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Chadwell Retreat, LLC, and said officer acknowledged said instrument to be the free act of deed of said Chadwell Retreat, LLC.

WITNESS my hand and seal, this the 20th day of May, 2016.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

