File Box 8

BILL GARRETT, Davidson County
Trans:T20160051223 DEEDWARR
Recvd: 06/16/16 14:52 2 pgs
Fees:13.00 Taxes:1480.00
20160616-0061230

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58350
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Swift Chris Cantrell 1008 9th Avenue South Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 10502045600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Genevia M. Bradford, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Swift and Chris Cantrell, as tenants in common each with a one-half interest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Edgehill Estates, Section One Hundred of record in Book 4860, page 25, Register's Office for said County. Said Lot No. 8 fronts 52.0 feet on the easterly margin of 9th Avenue South and extends back between parallel lines 153.46 feet to a dead line in the rear, measuring 52.0 feet thereon.

Being the same property conveyed to Genevia M. Bradford, unmarried by Warranty Deed from Dewayne P. Jones (as to 50%) and Dewayne P. Jones, Michael W. Jones and Alfreda L. Jones, being the heirs at law of Wilmuth Jones, Jr. (as to 50%), dated October 31, 2002, recorded on November 25, 2002 of record in Instrument No. 20021125-0145894, rerecorded in Instrument No. 20030422-0053171, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, of record in Book 4860, page 25, said Register's Office, which Plan shows a 30 foot minimum building set back line from 9th Avenue South.

This is improved property, known as 1008 9th Avenue South, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2016.

Genevia M. Bradford

Genevia M. Bradford

State of Tennessee

County of Davidson

On this 8th day of June, 2016, before me the undersigned authority, personally appeared Genevia M. Bradford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2016.

Notary

My Commission Expires

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018