BILL GARRETT, Davidson County
Trans: T20160058488 DEEDWARR
Recvd: 07/08/16 15:25 2 pgs
Fees: 13.00 Taxes: 1405.82

20160708-0070255

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,950.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Bradley	PINNACLE BANK	129-10-0-042.00
(NAME) 6628 Ellesmere Road	(NAME) 150 3RD AVE SOUTH SUITE 900	
(ADDRESS) Nashville, TN 37205	(ADDRESS) NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Andrew J. Thomas a/k/a A.J. Thomas, Jr. and William Eric Thomas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chris Bradley and Ashley Bradley**, HUSBAND & WIFE hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: * UNMARRIED

Lot No. 65, as shown on the Plan of West Meade Park, Section 3, as of record in Book 3300, Page 23, Register's Office for Davidson County, Tennessee..

Said Lot No. 65 fronts 145 feet on the Northwesterly side of Ellesmere Road, and extends back 581.6 feet on its Northeasterly line and 609.6 feet on its Southwesterly line, to a dead line, measuring 156 feet thereon.

Being the same property conveyed to C. G. Starling a/k/a Canzy G. Starling by Deed dated 03/01/1974 from Bernard M. Hall and wife, Dorothy Y. Hall of record in Book 4793, Page 429, Register's Office for Davidson County, Tennessee.

The said Canzy G. Starling died testate devising subject property to Thelma T. Clanton, a life estate and A.J. Thomas, Jr., a/k/a Andrew J. Thomas, Jr. and Eric Thomas as evidenced by the Last Will and Testament of Canzy G. Starling filed in Will Instrument 201602160014127, in the Probate Court Clerk's Office for Davidson County.

Further being the same property conveyed to Andrew J. Thomas, Jr. and William Eric Thomas, as tenants in Common by Quit Claim Deed dated 02/11/2016 from Thelma T. Clanton of record in Instrument 201602160014128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat recorded in Book 3300, Page 23; (2) Restrictions of record in Book 3102, Page 381; (3) Restrictive Covenants of record in Book 3284, Page 83, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6628 Ellesmere Road, Nashville, TN 37205
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness our hands this 30th day of June, 2016.

Andrew J. Thomas a/k/a A.J. Thomas, Jr.

William Eric Thomas by Andrew J. Thomas, Jr. his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Thomas a/k/a A.J.Thomas, Jr., the 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 at office this 30th day of June, 2016.

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 2016, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Andrew J. Thomas a/k/a A.J. Thomas, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of William Eric Thomas and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 30th day of June, 2016.

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 01288-32175
SMG TN Warranty Deed