28641-5 Box-14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062300 DEEDWARR
Recvd: 07/20/16 09:37 2 pgs
Fees:13.00 Taxes:314.50
20160720-0074615

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Todd Bradley and Tracy Lynn Bradley	**"New Owners"**	**038.00-0-111.00** **038.00-0-113.00**
6022 Old Hickory Boulevard		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Loyd , unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Todd Bradley and Tracy Lynn Bradley, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, lying and being in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof by Hickerson-Miller, Engineers, date February 26, 1955, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard at its intersection with the center line of Eaton Creek Road; thence with the center of said Boulevard N 50 deg. 30 min. East 4.50 feet and N 44 deg. East 388 feet and N 35 deg. 30 min East 157 feet to the Northwest corner of the property conveyed to Henry Franklin Smith and wife, Charlene Smith, by deed from J.D. Newell and wife, of record in Book 2346, Page 311, Register's Office for Davidson County, Tennessee; thence along Smith's westerly line S 21 deg. east 1,180 feet, more or less, to a point in the center of Eaton Creek Road; thence with the centerline of the same, N 88 deg. 45 min. West 262 feet and N 70 deg. 30 min. West 155 feet to the point of beginning, containing 10 acres, more or less, including but excluding from above description 4.3 acres, more or less, conveyed to James G. Henderson and wife, Edna Lee Henderson, by deed from J.D. Newell and wife of record in Book 2451, Page 427, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Loyd and wife, Michelle Loyd, by Warranty Deed from Johnny Lewis Perry, III and Linda Ruth Warf, dated October 24, 2005, of record in Instrument No. 20051026-0129534, Register's Office for DAVIDSON County, Tennessee. Being the same property conveyed to Michael Loyd by Quitclaim Deed from Michelle Loyd pursuant to Final Divorce Decree, of record in Instrument No. 20160720-0074614, said Register's Office.
(1) 2016 Taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees herein

This is improved property, known as **6022 Old Hickory Boulevard, Whites Creek, TN 37189**

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 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.

Witness my/our hand(s) this 15th day of **July, 2016.**

Michael Loyd

Michael Loyd

STATE OF Pennsylvania)

COUNTY OF Bradford)

Personally appeared before me, a Notary Public of said County and State, **Michael Loyd,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of **July, 2016.**

Alena Mamone

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Alena Mamone, Notary Public
West Burlington Twp, Bradford County
My Commission Expires June 16, 2020

My Commission Expires: June 15, 2018