File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160065775 DEEDWARR
Recvd: 08/01/16 10:28 2 pgs
Fees: 13.00 Taxes: 481.00
20160801-0078903

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Regina G Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Scott, LLC	Bradley Scott, LLC	13305001400
(NAME)	(NAME)	
2912 Oakland Avenue	2912 Oakland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Timothy Clay and Regina G. Clay, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bradley Scott, LLC, a Tennessee limited liability company,** 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:

Being Lot No. 417 on the plan of Sunrise Heights, 2nd Addition of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Clay and Regina G. Clay, husband and wife, by deed from William E. Coltharp and Dorothy M. Coltharp Joint Revocable Living Trust, dated 2/18/98 of record in Book 10819, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 421, page 46, said Register's Office. Rights and claims of parties in possess.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 3514 Saindon Street, Nashville, TN 37211
(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.

Witness my/our hands this 29th day of July, 2016.

Timothy Clay

Regina G. Clay

State of Tennessee
County of Williamson

Personally appeared before me Timothy Clay and Regina G. Clay, with whom I am personally ac uainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2016-075