Davidson County DEEDWARR
Recvd: 08/02/16 08:39 4 pgs
Fees:23.00 Taxes:2405.00
20160802-0079403

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is ~~$650,000.00~~. Affiant Subscribed and sworn to before me, this 1st day of August, 2016. Notary Public My Commission Expires: 6-18-17

Address New Owner As Follows: Quentin N. Bradley, et ux 1004 Lawrence Avenue Nashville, TN 37204	Send Tax Bills To: Franklin American Mortgage Co. 6100 Tower Circle, Ste. 600 Franklin, TN 37067	Map-Parcel Number: 105-13-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANNAH CATES, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **QUENTIN N. BRADLEY AND MARIA A. BRADLEY, husband and wife**, hereinafter

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 7 on the Plan of the McAllister Property as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 50.0 feet on the northerly side of Lawrence Avenue and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Hannah Cates, unmarried, by deed from Mark J. Schottland, a single person, of record in Instrument No. 20140801-0069274, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 10, Register's Office for Davidson County, Tennessee..

This is improved property known as: **1004 Lawrence Avenue, Nashville, TN 37204.**

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 Grantor covenants with the said Grantees that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of August, 2016.

Hannah Cates

Hannah Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hannah Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 2016.

Notary Public

My Commission Expires: 07/02/2018

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Return To: 16002828
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

