Return TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Suite 101
Nashville, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-20-2019

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160070453 DEEDWARR
Recvd: 08/15/16 10:06 2 pgs
Fees:13.00 Taxes:462.13
20160815-0084614

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheryl Gullion	New OWNER	164060B097.00
(NAME)	(NAME)	
502 Bradburn Village Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Monica Temple, a married woman F/K/A Monica R. Perry** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cheryl Gullion, a single woman** , hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 140 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment recorded in Instrument No. 20070717-0084884 and Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070817-0098536 Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monica R. Perry, a single woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 07/27/2007, recorded 08/02/2007, of record in Instrument No. 20070802-0092145, 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 502 Bradburn Village Circle, Antioch, TN 37013
(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 my hand this 1st day of August, 2016.

X Monica Temple
Monica Temple

State of FL
County of Orange

Personally appeared before me Monica Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

X
Notary Public
My Commission Expires: 11-5-2018

AMAN KOHLI
Notary Public - State of Florida
My Comm. Expires Nov 5, 2018
Commission # FF 174455
Bonded through National Notary Assn.

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Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064