WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of August, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/19/16 14:30 2 pgs
Fees:13.00 Taxes:407.00
20160819-0087106

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wanda Williams	New Owner	04411001300
1804 Brook Valley Place		
Mt. Juliet, TN 37122	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sharon Bradshaw, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams, unmarried and Trenton Langton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 158, Section A, Village of Old Hickory, as recorded in Book 1424, Page 68, Register's Office, Davidson County, Tennessee, and further described according to mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated 6/1/1992, as follows:

Beginning at a point in the Westerly margin of Hadley Avenue, said point being the Southeast corner of Lot 156 and the Northeast corner of Lot 157; thence leaving said margin in a Westerly direction 146 feet to a point; thence Northeasterly 118 feet more or less to a point in the Southerly margin of Orchard Drive; thence with said margin 81.4 feet to a point; thence 7.6 feet to the beginning of a curve; thence with said curve Southeasterly 11 feet to a point in the Westerly margin of Hadley Avenue; thence with said margin 67 feet to a point, the point of beginning.

Being the same property conveyed to Sharon Bradshaw from Wells Fargo Bank, N. A., as Trustee under POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2, a national banking association organized and existing under the laws of the United States of America by Special Warranty Deed on April 17, 2009, of record in Instrument Number 20090424-0037226, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 7661, Page 680 and Book 2152, Page 370, Register's Office for Davidson County, Tennessee.

This is improved property known as: **502 Hadley Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 18, 2016.

Sharon Bradshaw
Sharon Bradshaw

STATE OF Florida

COUNTY OF Sarasota

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon Bradshaw** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2016

Notary Public

SHELLEY RANDAZZO
Notary Public - State of Florida
Commission # GG 014417
My Comm. Expires Jul 21, 2020
Bonded through National Notary Assn

My commission expires _____

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE