Davidson County DEEDWARR
Recvd: 09/21/16 16:03 3 pgs
Fees:18.00 Taxes:832.50
20160921-0099732

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNERS:
Brad Fottrell
621 Vanoke Dr.
Madison, TN 37115

SEND TAX BILL TO:
Movement Mortgage
9034 Calvin Hall Rd.
Indian Land, SC 29707

MORTGAGEE:

MAP/PARCEL **42-13-18.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SOPHRONA M. BILBREY, UNMARRIED,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **BRADFORD A. FOTTRELL, AN UNMARRIED MAN,** hereinafter called the "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee being described as follows, to-wit:

Being all of Lot No. 18, on the Plan of Section I, Hedgewood Hills, according to plat and survey of same appearing of record in Book 2900, page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sophrona M. Bilbrey, by Warranty Deed dated May 22, 2002, of record in Instrument No. 20020524-0063522, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 621 Vanoke Dr., Madison, TN 37115.

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 20th day of September, 2016.

Sophrona M. Bilbrey
SOPHRONA M. BILBREY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SOPHRONA M. BILBREY,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2016.

LAETITIA TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$225,000.00.**

Sophrona M Bilbrey
AFFIANT

Subscribed and sworn to before me on this 20th day of September, 2016.

LAETITIA TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2-17-20

True Copy Certification

I, **Rachelle Caudill**, 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 SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020