Davidson County DEEDWARR
Recvd: 10/14/16 14:44 3 pgs
Fees:18.00 Taxes:579.05
20161014-0109033

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099191**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $156,500.00 Affiant Subscribed and sworn to before me, this 14th day of October, 2016. Notary Public My Commission Expires:

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-20-2019

WARRANTY DEED

Address New Owner: Jonathan Bradshaw 221 Pitts Avenue Old Hickory TN 37138-2607	Send Tax Bills To: New Owners	Tax Information: Tax Parcel ID No. 05316016000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael T. Son and wife, Meighan E. Son** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan Bradshaw , single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat Jackson's Landing Estates, of record in Plat Book 7900, Page 679, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael T. Son and wife, Meighan E. Son by Warranty Deed from David L. Drummond, married, of record in Instrument No. 20130905-0093928, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 679, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 9212, Page 632, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9290, Page 832, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 221 Pitts Avenue Old Hickory TN 37138-2607

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of October, 2016.

Michael T. Son

Meighan E. Son

STATE OF Indiana)
COUNTY OF Vanderburgh)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. Son and Meighan E. Son, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2016.

Notary Public
My Commission Expires: 2/19/22

INDIANA NOTARY PUBLIC SEAL

True Copy Certification

I, Christi M. Johnston, 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 Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}