WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

R-BR-16-2411-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Barnett and Arian Barnett	Kevin and Arian Barnett	
(NAME)	(NAME)	
2411 Foster Avenue	857 Avenue A	**119-5-426.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Redondo Beach, CA 90277	
(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 consideration, the receipt of which is hereby acknowledged, **BRADSHAW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN BARNETT AND ARIAN BARNETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, RESUBDIVISION OF LOTS 15 AND 16, W.F. DAVIS' SUBDIVISION OF BLOCK 22, CUMBERLAND NURSERIES PLAN, as shown on plat of record in Plat Book 6200, Page 939, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Bradshaw Properties, LLC, by Warranty Deed from David M. Johnson and wife, Donna Johnson, recorded October 21, 2015 in Instrument No. 20150804-0076926, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Matters shown on the plat of RESUBDIVISION OF LOTS 15 AND 16, W.F. DAVIS' SUBDIVISION OF BLOCK 22, CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 6200, Page(s) 939, RESUBDIVISION OF LOTS 14 & 15 W.F DAVIS' SUBDIVISION of BLOCK 22, CUMBERLAND NURSERIES, as recorded in Plat Book 4470, Page 192, W.F. DAVIS SUBDIVISION OF BLOCK 22, CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 332, Page 25, said Register's Office.
- Easement for Sanitary Sewer, recorded in Book 8377, Page 911, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20151021-0107056, Register's Office for Davidson County, Tennessee.
- Property taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2411 Foster Avenue, Nashville, Tennessee 37210**.

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), their heirs and 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), their 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.

BILL GARRETT, Davidson County
Trans:T20160101420 DEEDWARR
Recvd: 11/16/16 15:02 2 pgs
Fees:13.00 Taxes:1165.50
20161116-0121014

Witness my/our hand(s) this the 15th DAY OF NOVEMBER, 2016.

Bradshaw Properties, LLC
BY: _____
Phillip Bradshaw
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP BRADSHAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BRADSHAW PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of November, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212