Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1208HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Cassie Pulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2016.

Kayla R. Anderson
Notary Public
Commission Expires: 11/20/18

BILL GARRETT, Davidson County
Trans: T20160107700 DEEDWARR
Recvd: 12/07/16 14:49 2 pgs
Fees: 13.00 Taxes: 481.00
20161207-0128628

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stacy E. Bradford 3408 Olsen Lane Nashville, TN 37218	AmeriFirst 1550 E. McKellips Rd. Ste 14 Mesa, AZ 85203	080-03-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James T. Bradford, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacy E. Bradford and Jamie A. McDougal, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 536, on the plan of Bordeaux Hills, Section Eight, of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James T. Bradford, unmarried, by Warranty Deed from James C. Bradford, Jr. and wife, Ruth Bradford, dated 4/12/00 and recorded 4/27/00 in Instrument No. 20000427-0041740, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3408 Olsen Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of December, 2016.

James T. Bradford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James T. Bradford, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of December, 2016.

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 9-22-20