RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35123

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$258,000.00.** Affiant Subscribed and sworn to before me, this the 11 day of January, 2017. Notary Public My commission expires: 3-25-18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Twyla L. Long **Bobby Long**	New Owner	**Map 172-12-0-A Parcel 001.00co**
200 Burgandy Hill Road		
Nashville, TN 37211		

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

Audrey Taylor, now known as Audrey McAdams, and Pete McAdams, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Twyla L. Long, a single woman and Bobby Long, an unmarried man

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. 1 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, Pages 111 and 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Audrey Elaine Taylor, by Deed dated August 26, 2004 from James P. Prentice and wife, Lisa H. Prentice, of record in Instrument No. 20040830-0104534, Register's Office for Davidson County, Tennessee. The said Audrey Taylor, who acquired title as Audrey Elaine Taylor, a single woman, having quitclaimed to Audrey Taylor, a single woman and Pete McAdams, a single man, as joint tenants by Quitclaim Deed dated June 9, 2008, of record in Instrument No. 20080728-0076489, said Register's Office. The said Audrey Taylor having since married and is now known as Audrey McAdams.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Pages 111 and 112, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Agreement for Dedication of Easement of Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20050627-0073563, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, Section One, of record in Book 8069, Page 170, Register's Office for Davidson County, Tennessee. (4) By-Laws of Bradford Homeowners' Association, Inc. of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee. (5) All matters as shown on boundary plat of record in Plat Book 7900, Page 6 and in Plat Book 7900, Page 110, said Register's Office. (6) Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee. (7) Stormwater Detention Agreement of record in Book 8292, Page 753, said Register's Office. (8) Dedication of Common Areas to Bradford Hills Homeowners' Association, Inc. of record in Book 8154, Page 304 and in Book 9779, Page 672, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **200 Burgandy Hill Road, Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20170004482 DEEDWARR
Recvd: 01/17/17 15:55 2 pgs
Fees:13.00 Taxes:954.60
20170117-0005054

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 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 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/our hand(s) this 3rd day of **January, 2017.**

Audrey Taylor, nka Audrey McAdams

Pete McAdams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of **January, 2017.**

Notary Public

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Audrey Taylor, nka Audrey McAdams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of **January, 2017.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017