WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170005882 DEEDWARR
Recvd: 01/20/17 14:04 2 pgs
Fees: 13.00 Taxes: 573.50
20170120-0006623

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Kyle Alexander Willis	New Owner	053-09-0B-109.00 CO
(NAME)	(NAME)	
1925 Grants Pass	"	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alan R. Bradshaw and wife, and Charlotte S. Bradshaw,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle Alexander Willis, a single man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 125 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument Number 20031006-0146888, 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 Alan R. Bradshaw and wife, Charlotte S. Bradshaw by Warranty Deed from Jameelah A. Roshell, unmarried, dated 10/28/08 and recorded 10/31/08 in Instrument Number 20081031-0108783, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1925 Grants Pass, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 18th day of January, 2017.

Alan R. Bradshaw

Charlotte S. Bradshaw

State of Tennessee
County of Sumner

Personally appeared before me Alan R. Bradshaw and Charlotte S. Bradshaw, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of January, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 172736

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018