BILL GARRETT, Davidson County
Trans:T20170035266 DEEDWARR
Recvd: 04/26/17 14:05 2 pgs
Fees:13.00 Taxes:1167.40
20170426-0041070

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176111

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,513.00

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2017

Notary Public
My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bruce Bradley 4232 Longfellow Drive Nashville, TN 37214	new owner	062-02-0-B-271.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James C. Gay and Deidra Gay, Alfred Gay,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bruce D. Bradley,** unmarried, 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. 255 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deidra Gay and James C. Gay, wife and husband, and Alfred Gay, a married man by Warranty Deed from Garen Michael Smith a/k/a Michael Garen Smith and Bethany Nicole McGuire n/k/a Bethany McGuire Smith, husband and wife, recorded on the 3rd day of December, 2013 in Instrument No. 20131203-0123264, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4232 Longfellow Drive, Nashville, TN 37214. The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of April, 2017.

✓ X _____
James C. Gay

✓ X _____
Deidra Gay

✓ X _____
Alfred Gay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James C. Gay and Deidra Gay** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of April, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

_____
Notary Public
My Commission expires:
4-28-19

STATE OF MA
COUNTY OF Hampden

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alfred Gay**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of March, 2017.

JENNIFER M. MAUKE
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 27, 2020

✓ _____
Notary Public
My Commission expires:
02/27/2020

✓