This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17065

BILL GARRETT, Davidson County
Trans:T20170036517 DEEDWARR
Recvd: 05/01/17 13:57 2 pgs
Fees:13.00 Taxes:673.03
20170501-0042582

Send Tax Bills To:
Maria Cortes Arredondo
2824 Rader Ridge Ct.
Antioch, TN 37013

New Owner is:
Maria Cortes Arredondo
2824 Rader Ridge Ct.
Antioch, TN 37013

MAP: 149-10-0A

PARCEL: 018.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bradley A. Bacon, a married man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Maria Cortes** Arredondo **unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2824 Rader Ridge Court, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Pebble Trail Villas, now known as Ridgetop on Rader Ridge, of record in Plat Book 9700, Pages 721 and 722, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bradley A. Bacon, an unmarried man, by Quitclaim Deed from Lonnie Bacon, a married man, dated 9/27/13 and recorded 10/1/13 in Instrument No. 20131001-0102726; and being the same property previously conveyed to Bradley A. Bacon, a married man and Lonnie Bacon, a married man, by Warranty Deed from Holly A. White, a single woman, dated 9/29/06 and recorded 10/13/06 in Instrument No. 20061013-0127271, in the Register's Office of Davidson County, Tennessee.

Subject property having never been the marital residence of the current spouse of Bradley A. Bacon

BB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of April, 2017.

GRANTOR(S):

BRADLEY A. BACON

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ GA
COUNTY OF CoBB

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

Witness my hand and seal on this the 24th day of April, 2017.

V. BURNS NOTARY PUBLIC Exp. Jan. 30, 2019 COBB COUNTY, GA

NOTARY PUBLIC
My Commission Expires: JAN. 30th 2019

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater, for this transfer is **$181,900.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of April, 2017.

NOTARY PUBLIC
My commission expires: 3-11-2020

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE