Davidson County DEEDWARR
Recvd: 05/11/17 10:44 2 pgs
Fees:13.00 Taxes:1148.11
20170511-0046792

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathryn E. Acord and Joseph J. Neill	Stifel Bank & Trust	084 01 0 044.00
(NAME)	(NAME)	
2618 Airpark Drive	12655 Olive Boulevard, Suite 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand Three Hundred And No/100 Dollars ($310,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Arthur C. Bradfield and wife, Sarah Elaine Hearld**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Kathryn E. Acord and Joseph J. Neill, wife and husband**, 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:

Being lot number 42, on the Plan of Dugger Heights, Section 3, of record in Book 1835, Page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arthur C. Bradfield and wife, Sarah Elaine Hearld by Warranty Deed from E. David Jaris and wife, Alexandra S. Jaris dated July 13, 2011 and recorded July 18, 2011 as Instrument No. 201107180054553, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2618 Airpark Drive, Nashville, TN 37206

File Number: FRN-171577FC

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, has 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 our hands this 10th day of May, 2017

Arthur C. Bradfield

Sarah Elaine Hearld

Sarah Hearld

Sarah Elaine Hearld

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Arthur C. Bradfield and wife, Sarah Elaine Hearld, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-171577FC

[redacted]