BILL GARRETT, Davidson County
Trans:T20170053459 DEEDWARR
Recvd: 06/22/17 09:46 2 pgs
Fees:13.00 Taxes:1239.50
20170622-0062820

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 14th day of June, 2017.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles Bendall 2001 Rosecliff Drive Nashville, TN 37206	New Owner	072-16-0 281.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER BRADLEY AND LAURA O. BRADLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES D. BENDALL, JR, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, and being more particularly described as follows:
Beginning on the Northerly side of Rosecliff Drive at the corner of Lots Nos. 121 and 122; thence with the line between said two lots Northwardly 181.7 feet to the corner of Lots Nos. 121 and 122; thence with the North line of Lot No. 121 Westwardly 40 feet to the corner of Lots Nos. 1 and 121; thence with the line between said lots Southwestwardly 89.9 feet to the corner of Lots Nos.1 and 2 and in the west line of Lot No. 121; thence with the line between Lots Nos. 2 and 121 Southwardly 100 feet to the Northerly side of Rosecliff Drive; thence with said drive Eastwardly 80 feet to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being the Easterly triangular part of Lot No. 1 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, and being more particularly described as follows:
Said part of said lot is described as beginning at a point at the common Easterly corner of Lots 1 and 2, at a concrete monument, in the Westerly line of Lot 121; thence Northwardly 75 feet to a point in the Northerly line of Lot No. 1; thence Eastwardly 40 feet to the common Northerly corner of Lots 1 and 121; thence along the line between Lots 1 and 121, Southwestwardly 89.9 feet to the beginning.

Being the same property conveyed to Tyler Bradley and Laura O. Bradley, Husband and Wife, by Quitclaim Deed from Tyler Bradley, an unmarried man and Laura Bumbalough, an unmarried woman, dated 12/21/2015, of record in Instrument No. 20151228-0129645, Register's Office for Davidson County, Tennessee.

The said Laura O. Bradley and Laura Bumbalough are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2001 Rosecliff Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of June, 2017.

Tyler Bradley by Carol Watkins Bumbalough his attorney in fact
Tyler Bradley by Carol Watkins Bumbalough,
Attorney-in-Fact

Laura O. Bradley by Carol Watkins Bumbalough her attorney in fact
Laura O. Bradley by Carol Watkins Bumbalough,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of June, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Carol Watkins Bumbalough with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tyler Bradley, by Specific Power of Attorney dated June 12, 2017, and who acknowledged that she executed the same as the free act and deed of Tyler Bradley.

Witness my hand and official seal this 14th day of June, 2017.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
1/17/21

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of June, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Carol Watkins Bumbalough with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura O. Bradley, by Specific Power of Attorney dated June 12, 2017, and who acknowledged that she executed the same as the free act and deed of Laura O. Bradley.

Witness my hand and official seal this 14th day of June, 2017.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
1/17/21