GRN - 173856 BSO

Davidson County DEEDWARR
Recvd: 07/11/17 10:41 3 pgs
Fees:18.00 Taxes:821.03
20170711-0069594

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of July, 2017, by and between Patricia J Martin, a single woman, party of the first part, and Rebecca Lynn Bradley and Reginald Bradley, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot 30, Block "CC" on the revised plan of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for Davison County, Tennessee.

Said part of Lot No. 30 fronts 100.17 feet on the easterly margin of Cedar Circle and extends back 281.5 feet on the northerly line and 275.8 feet on the southerly line to a dead line in the rear.

Being all or part of the same property conveyed to Patricia J. Martin by virtue of that certain Warranty Deed dated July 15, 2016, and being of record at Instrument No. 20160718-0073753, in the amount of $140,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Arrayonia Hatcher by virtue of Warranty Deed dated January 26, 2006 at Instrument No. 20060214-0017975 in the said Register's Office.

Seller warrants that this property was not her primary residence and that said property was used for investments purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Patricia J Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patricia J Martin ~~and~~ , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 2017.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Rebecca Lynn Bradley and Reginald Bradley
4008 Cedar Circle
Nashville, TN 37218

Tax Parcel No 06904001200

Property Address: 4008 Cedar Circle
Nashville, TN 37218

MAIL TAX BILLS TO: Highlands Residential Mortgage, LTD.
12001 N. Central Expressway, Suite 750
Dallas, TX 75243

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $221,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of July, 2017.

Notary Public

My Commission Expires: 3/8/2021

Anne Marie Angel State of Tennessee Notary Public Davidson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or ~~the~~ custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019