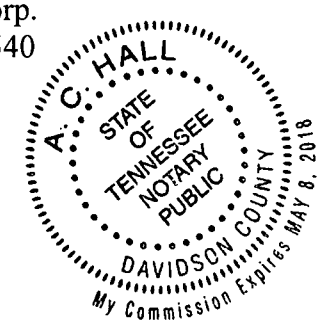
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23656



BILL GARRETT, Davidson County
Trans:T20170063097 DEEDWARR
Recvd: 07/24/17 10:25 2 pgs
Fees:13.00 Taxes:551.30



20170724-0074437

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Sadler	New Owner	
248 Robinwood Avenue		05201019100
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Martillie Bradley, married, and April T. Bradley, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Sadler,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 3, Block F on the Plan of Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the Southerly side of Robinwood Avenue and extends back between parallel lines 237 feet to a dead line in the rear measuring 50 feet more or less thereon.

Being the same property conveyed to Jennifer Martillie Bradley and April T. Bradley by Executor's deed from Kenneth H. Jones, Executor of the Estate of Mary W. Jones, Deceased of record in Instrument No. 20160811-0083660 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 11, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **248 Robinwood Avenue, Madison, TN 37115.**

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. 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 the 18 day of July, 2017.

Jennifer Martillie Bradley by Alicia Griffith, attorney in fact
Jennifer Martillie Bradley by Alicia Griffith, Attorney-in-Fact

April T Bradley by Alicia Griffith attorney in fact
April T. Bradley by Alicia Griffith, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Alicia Griffith,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Jennifer Martillie Bradley and April T. Bradley,** and who acknowledged that she executed the same as the free act and deed of **Jennifer Martillie Bradley and April T. Bradley.**

Witness my hand and official seal this 18 day of July, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES [illegible] SLAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN