This Instrument Prepared By
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Davidson County DEEDQC
Recvd: 08/03/17 15:03 5 pgs
Fees:27.00 Taxes:0.00
20170803-0079477

Return To After Recording:
James Bradford and Cathy A. Bradford
3308 Hospital Lane
Nashville, TN 37217

Reference Number: TN417885

Mail Tax Statements To:
James Bradford and Cathy A. Bradford
3308 Hospital Lane
Nashville, TN 37217

Property Tax ID#: 08007009900

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **JAMES T. BRADFORD, A/K/A JAMES BRADFORD, A MARRIED MAN,** whose post office address is 3308 Hospital Lane, Nashville, TN 37217, as Grantor, and **JAMES BRADFORD AND CATHY A. BRADFORD, HUSBAND AND WIFE** whose post office address is 3308 Hospital Lane, Nashville, TN 37217, as Grantees hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit.

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS. 3308 Hospital Lane, Nashville, TN 37217

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Exempt Pursuant to T C A. Code 67-4-409(a3A1).

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals on this 13 day of July, 2017.

James T. Bradford a/k/a James Bradford

James T. Bradford, a/k/a James Bradford

STATE OF TN
COUNTY OF RUTHERFORD

On this 13th day of July, 2017, before me personally appeared James T. Bradford, a/k/a James Bradford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at offices, the 13th day of July, 2017.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission expires: 1/8/19

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law

Attorney Bruce Clark

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

James Bradford
Affiant

Subscribed and sworn to before me this 13th day of July, 2017 by JAMES BRADFORD.

Notary Public
Commission Expires 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Name and address for person(s) responsible for taxes:

James Bradford and Cathy A. Bradford
3308 Hospital Lane
Nashville, TN 37217

Name and address of property owner:

James Bradford and Cathy A. Bradford
3308 Hospital Lane
Nashville, TN 37217

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 433, ON THE PLAN OF BORDEAUX HILLS SUBDIVISION, SECTION IX, AS OF RECORD IN BOOK 4175, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THAT SAME PROPERTY CONVEYED TO JAMES T. BRADFORD, UNMARRIED BY DEED FROM OLIVE T. COHEN AND HUSBAND, LAWRENCE COHEN, JR. DATED MARCH 14, 2002 AND RECORDED MARCH 19, 2002 IN INSTRUMENT NO. 20020319-0034291 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Commonly Known As: 3308 HOSPITAL Lane, Nashville, TN 37218
Parcel ID: 08007009900

True Copy Certification

I, **Darell Near**, 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 and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters