WARRANTY DEED

Bill Garrett Davidson County
Batch# 2873 DEEDWARR
09/21/2017 09:51:57 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20170921-0096745

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of September 2017.

Notary Public

My commission expires: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle R. Bacon **James Willie Bacon**	**Nations Direct Mortgage**	**069-07-0-033.00**
2025 Jordan Drive	**5 Hutton Centre Dr., Ste 200**	
Nashville, TN 37218	**Santa Ana, CA 92707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dooley V. Bradley, an unmarried man and Dolores Bradley Brennan, f/k/a Dolores V. Bradley, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle R. Bacon and James Willie Bacon, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Clintondale of record in Plat Book 2330, page 120, (erroneously described as Plat Book 2330, Page 180, in prior conveyance) Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Clintondale Drive, the common Corner of Lots Nos. 20 and 21, thence with the line between said lots, southwardly 160 feet to a point; thence with the line between Lots 21 and 22, southeastwardly 160.7 feet to a point in the northwesternly margin of Jordan Drive; thence with the margin of same, northwardly 200.9 feet to a point, the beginning of a curve; thence northwardly around said curve with radius of 20 feet, 31.4 feet to a point in the southerly margin of said Clintondale Drive; thence with the margin of the same, westwardly 224.4 feet to the point of beginning.

Being the same property conveyed to David V. Bradley and wife, Lois M. Bradley by Deed dated November 22, 1961, from Manuel Shute and wife, Jeannie Louise Shute of record in Book 3311, Page 209, Register's Office for Davidson County, Tennessee. David B. Bradley aka David V. Bradley Sr. died on April 22, 1981, leaving Lois M. Bradley, as the surviving tenant by the entirety. Lois M. Bradley died intestate on September 6, 2001, and pursuant to an Affidavit of Heirship dated November 6, 2001, established said property was left to her sole next of kin and her heirs at law being her four children known as David V. Bradley, Jr., Della V. Bradley-Rowser, Dooley V. Bradley and Dolores V. Bradley, as tenants in common of record in Instrument No. 20011107-0122340, Register's Office for Davidson County, Tennessee. Della V. Bradley-Rowser and David V. Bradley, Jr., conveyed their interest in said property by Quitclaim Deed dated December 31, 2001, to their brother and sister, Dooley V. Bradley and Dolores V. Bradley of record in Instrument No. 20020124-0010242, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor, Dolores Bradley Brennan, nor her respective spouse or any dependents.

THIS instrument is being executed on behalf of Dolores Bradley Brennan, f/k/a Dolores V. Bradley, pursuant to a Specific Power of Attorney executed by her on the 27th day of July, 2017, of record in Instrument No: 20170921-0096744, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the Plan of record as shown of record in Plat Book 2330, Page 120, said Register's Office for Davidson County, Tennessee.**
2. **Affidavit of Heirship of record in Instrument No. 20011107-0122340, said Register's Office.**
3. **Taxes for the current year have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is Improved (_X_) property, known as **2025 Jordan Drive, Nashville, TN 37218**

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 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 my/our hand(s) this 19th day of September, **2017.**

Dooley V. Bradley

Dolores Bradley Brennan,
By: Dooley V. Bradley, Attorney-in-Fact

By: Dooley V. Bradley
Atty. In Fact

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dooley V. Bradley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September**, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Dooley V. Bradley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Dolores Bradley Brennan**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Dolores Bradley Brennan, for the purpose therein contained, by signing the name of **Dolores Bradley Brennan,** by himself as Attorney-in-Fact

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2017.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY