Bill Garrett Davidson County
Batch# 29424 DEEDWARR
11/22/2017 03:10:30 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20171122-0120206

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 22nd day of November, 2017, by and between Travis F Bradley, unmarried, party of the first part, and Walter H. Carter, Trustee of The 224 Thistle Lane Land Trust dated November 17, 2017, 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:

BEING Unit No. 224, on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Travis F. Bradley by Warranty Deed dated September 28, 2004, of record at Instrument No. 20041001-0118587 in the Register's Office of Davidson County, Tennessee and Travis Fisher Bradley by Quit Claim deed of record at Instrument No. _____20171122012020 5_____ in the Register's Office of Davidson County, Tennessee.

Travis F Bradley and Travis Fisher Bradley are one and the same.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 6250, Page 300, Book 6034, Page 365 and 383, Book 7660, Page 612, Instrument Nos 20010327-0029002m 20170320-0026618, and 20170210-0013943 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

T. F. B.
Travis F Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Walter H Carter, Trustee of The 224 Thistle Lane Land Trust dated November 17, 2017 PO Box 1633, Mt Juliet, TN 37121
Tax Parcel No	086140A22400CO
Property Address:	224 Thistle Lane Hermitage, TN 37076
MAIL TAX BILLS TO:	owner at owner's address

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 $90,000.00 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 22nd day of November, 2017.

Notary Public

My Commission Expires: 7-5-2021

Certificate of Authenticity

I, Ashlee D Page, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019