QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 60189 DEEDQC
02/20/2018 10:02:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180220-0015756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Bradley	**Same**	
(NAME)	(NAME)	**117 060 05600**
3418 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JARED J. BRADLEY AND ASHLEY BRADLEY, HUSBAND AND WIFE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ASHLEY BRADLEY, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 100 FEET OF THE WESTERLY 130 FEET OF THE NORTHERLY PART OF LOT NO. 13 ON THE PLANT OF HILLSBORO HEIGHTS, NOT OF RECORD,DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, ENGINEER, MAY , 1910, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAMPTON AVENUE AT A POINT 1070 FEET WEST OF THE CENTER LINE OF23RD AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER **OF THE PROPERTY CONVEYED TO RUBY RICHARDSON DONNELLY BY DEED FROM LOIETTE HAMPTON HUME, ET AL, OF RECORD IN BOOK 1040, PAGE 486, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF HAMPTON AVENUE, WESTWARDLY 100 FEET TO THE SOUTHEAST** CORNER **OF THE PROPERTY CONVEYED TO EMMETT F. BEARDEN, JR., AND WIFE, BY DEED FROM LOIETTE HAMPTON HUME, ET AL, OF RECORD IN BOOK 1104, PAGE 354, SAID REGISTER'S OFFICE; THENCE WITH SAID BEARDEN'S EASTERLY LINE, NORTHWARDLY 344.7 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT NO. 7; THENCE WITH SAID LINE EASTWARDLY 100 FEET TO THE NORTHWEST** CORNER **OF SAID DONNELLY LOT; THENCE WITH THE WESTERLY LINE OF SAME SOUTHWARDLY 344 FEET, MORE OR LESS, TO THE BEGINNING.**

BEING THE SAME PROPERTY CONVEYED TO **JARED J. BRADLEY AND ASHLEY BRADLEY, HUSBAND AND WIFE**, BY WARRANTY DEED FROM **GEORGE B. MABRY JR., TRUSTEE OF THE GEORGE B. MABRY FAMILY TRUST ·U/W/O GEORGE B. MABRY DATED JUNE 20, 2001, AS TO A ONE-HALF (112) UNDIVIDED INTEREST, AND GEORGE B. MABRY JR., EXECUTOR OF THE ESTATE OF SALLY S. MABRY, DECEASED, AS TO A ONE-HALF(1/2) UNDIVIDED INTEREST,** OF RECORD IN INSTRUMENT NUMBER **20131212-0125775**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3418 Hampton Avenue, Nashville, TN 37215**

Witness our hands this the 15th day of February, 2018.

Jared J. Bradley

Ashley Bradley

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 15th day of Feb, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 15th day of Feb., 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY