Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville, TN 37075
18-0041HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of February, 2018

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Bill Garrett Davidson County
Batch# 61352 DEEDWARR
02/22/2018 10:02:07 AM 2 pgs
Fees: $13.00 Taxes: $508.75
20180222-0016797

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stuart John Phillips 654 Long Hollow Pike Goodlettsville, TN 37072	~~The Farmers Bank~~ New Owner	026-01-0-096.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Bradshaw Properties, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stuart J. Phillips and Aldona Phillips, husband and wife

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 the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated April 3, 1989 and known as Job No. 890028 more particularly described as follows:

Beginning at an iron pin set on the northerly margin of Long Hollow Pike, said point of beginning being 38 feet North of the centerline of said Long Hollow Pike and also being 25 feet West of the new centerline main track of the Seaboard Systems Railroad; thence with the northerly margin of said Long Hollow Pike South 77 degrees 34 minutes 10 seconds West 48.09 feet to an iron pin; thence leaving the margin of said Long Hollow Pike and with the Bank of Goodlettsville property of record in Book 5675, page 795, R.O.D.C., TN. North 19 degrees 89 minutes 58 seconds West 433.74 feet to an existing railroad spike on the southerly margin of East Cedar Street formerly Long Hollow Pike; thence with the southerly margin of East Cedar North 70 degrees 01 minutes 23 seconds East 101.81 feet to an iron pin, thence with a line 25 feet West of the centerline of the new main track of the Seaboard Systems Railroad South 12 degrees 30 minutes 00 seconds East 443.01 feet to the beginning, containing 32,745 square feet, more or less.

BEING the same property conveyed to Bradshaw Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jack E. Williams, a widower, by and through his Power of Attorney, Roger Harbison, and Debbie Williams, dated 2/22/13 and recorded

2/27/13 in Instrument No. 20130227-0019551, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 East Cedar Street, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of February, 2018.

Bradshaw Properties, LLC, by Phillip Bradshaw, Chief Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phillip Bradshaw, with whom I am personally acquainted, and who, proved himself to be Chief Managing Member of Bradshaw Properties, LLC, a Tennessee limited liability company, acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

