This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 73625 DEEDWARR
03/27/2018 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20180327-0028449

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 255,000.00

Affiant Signature

Subscribed and sworn to before me on this the 26th day of March, 2018.

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission expires 3 / 10 / 19

NAME AND ADDRESS OF PROPERTY OWNER:
Richard Bradshaw
Katherine Bradshaw
2601 Skyfalls Ct.
Antioch, TN 37013-1994
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 164100A35400C0

WARRANTY DEED

18NT00092

Effective the 26th day of March, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHASE L. BARNETT AND ERICA N. BARNETT

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RICHARD BRADSHAW AND KATHERINE BRADSHAW, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 312, Village Six, Summerfield Subdivision, as shown on plat of record in Instrument No. 20060928-0120376, in the Register's Office, Davidson County, Tennessee, to which plat reference if hereby made for a more particular description of said property.

Being the same property conveyed to Chase L. Barnett and Erica N. Barnett, husband and wife,, by Warranty Deed from Capital Homes, Inc., dated 05/06/2016 and recorded 05/12/2015 at Document No. 20160512-0047116, Register's Office for Davidson County, TN.

Being the same property conveyed to Capital Homes, Inc., by Warranty Deed from Tenn. Contractors, Inc, dated 08/25/2015 and recorded 08/27/2015 at Document No. 20150827-0086691, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2601 Skyfall Ct, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 26th day of March, 2018

Chase L. Barnett

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Chase L. Barnett, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26th day of March, 2018

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 3.10.19

Erica Nicole Barnett

Erica N. Barnett

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Erica N. Barnett, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26th day of March, 2018

Notary Public

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 10/7/19

MY COMMISSION EXPIRES: OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY