Bill Garrett Davidson County
Batch# 88289 DEEDWARR
05/04/2018 12:40:15 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180504-0042851

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810281

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2018. NOTARY PUBLIC My commission expires: 8-22-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Bradbury and Rachel Anne Bradbury 1412 Beech Hollow Court Nashville, TN 37211	New owner	180-02-0-A-087.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JORDAN D. SANDERS, AN UNMARRIED MAN, AND JOHN A. SANDERS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRYAN BRADBURY AND WIFE, RACHEL ANNE BRADBURY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development of record in Plat at Instrument No. 20060120-0007577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan D. Sanders, an unmarried man, and John A. Sanders, an unmarried man, by Warranty Deed from Mark A. Raasch and Theresa M. Wiant, husband and wife, dated 4/20/2016, recorded 4/26/2016, of record in Instrument No. 20160426-0040430, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1412 Beech Hollow Court, Nashville TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of March, 2018.

JORDAN D. SANDERS

John Sanders by Attorney in fact

JOHN A. SANDERS BY JORDAN D. SANDERS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jordan D. Sanders, 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 seal, this the 19th day of March, 2018.

Notary Public
My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jordan D. Sanders, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of John A. Sanders by Power of Attorney granted on03/13/18 and acknowledged that he executed the same as the free act and deed of the said John A. Sanders.

WITNESS my hand and seal, this the 19th day of March, 2018.

Notary Public
My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19