THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $293,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 92950 **DEEDWARR**
05/16/2018 09:15:56 AM 2 pgs
Fees: $13.00 Taxes: $1,085.95

20180516-0046578

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph G. Bradshaw and Lauren A. Bradshaw 1717 Marsden Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-12-0-068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean Bremner and Megan Bremner, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph G. Bradshaw and Lauren A. Bradshaw, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot Number 153 and the Easterly 8 feet of Lot Number 152 and the Westerly 3.5 feet of Lot Number 154 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot and parts of lots adjoin and front together 61.5 feet on the Northerly side of Marsden Avenue and run back between parallel lines 150 feet more or less, to a dead line.

Being the same property conveyed to SEAN BREMNER and MEGAN BREMNER, husband and wife, by deed from GEOFFREY W. NEWHALL, of record in Instrument No. 20160404-0031893, dated April 1, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 072-12-0-068.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, pages 60 and 61, said Register's Office.

This is improved property located at 1717 Marsden Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2018.

Sean Bremner by Megan Bremner, his Attorney-in-Fact His Attorney-in-Fact

Megan Bremner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Bremner, 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, and who further acknowledged that she is the Attorney-in-Fact for Sean Bremner and that she is authorized by Sean Bremner to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of May, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021