WARRANTY DEED

Bill Garrett Davidson County
Batch# 98326 **DEEDWARR**
05/30/2018 03:08:51 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180530-0051649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

DOUGLAS R. SIMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-040419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer G. Wilson	New Owner	
(NAME)	(NAME)	
1515 Bridgecrest Drive Unit 415		149-15-0B-078.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARQUES L. BRADSHAW, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER G. WILSON, UNMARRIED, 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 Davidson County, Tennessee, being Lot No. 415 on the Plan of Final Revised Plat Plan of Cambridge Forest Townhomes of record in Plat at Instrument No. 20040224-0020966, 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 Marques L. Bradshaw, unmarried by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20050527-0060404 Register's Office for Davidson County, Tennessee, dated May 20, 2005 and recorded on May 27, 2005.

Spouse of Grantor has never occupied said property.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1515 Bridgecrest Drive Unit 415, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my/our hand(s) this the 24 day of May, 2018

Marques L. Bradshaw

STATE OF TN
COUNTY OF Davidson

On this the 24 day of May, 2018, before me personally appeared Marques L. Bradshaw, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24 day of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

AUBREY HAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021