Bill Garrett Davidson County
Batch# 120322 DEEDWARR
07/24/2018 03:40:13 PM 2 pgs
Fees: $13.00 Taxes: $932.40
20180724-0072242

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kendell Marvel and wife, Randa Marvel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caitlin Lauren Bradley, single woman**, hereinafter called the **Grantee**, Grantee's 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 No. 46 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 88, Register's Office for said County.

Said Lot No. 46 fronts 70 feet on the south side of Sentinel Drive and runs back between lines 135.3 feet on the west line along the east margin of an alley, 121.1 feet on the east line to the north right-of-way line of the N.C. & St. L. Railroad Branch on which it measures 41.7 feet.

Being the same property conveyed to Kendell Marvel and wife, Randa Marvell, by deed from Percy Wayne Green and wife, Rosie H. Green, dated November 15, 2013, in the amount of $150,000.00, of record in Instrument No. 20131118-011879, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3703 Sentinel Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of July, 2018.

Kendell Marvel

Randa Marvel

State of Tennessee)
County of Davidson)

On this 23rd day of July, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kendell Marvel and Randa Marvel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 252,000.00.

Caitlin Lauren Bradley
Affiant

Sworn and subscribed before me on this the 23rd day of July, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Caitlin Lauren Bradley 3703 Sentinel Drive Nashville, TN 37209	Simmons Bank PO Box 9067 Pine Bluff, AR 71611	104-01-0-125.00