THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2477

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 426,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Louis Bradley, Jr.	Mortgage Investors Group	MAP 126-14-0A
8517 Beautiful Valley Drive	6320 East Walker Springs Lane, #200	PARCEL 019.00-CO
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aaron Bowman and wife, Leslie Bowman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig L. Bradley, Jr. and Amanda R. Grieme Bradley, husband and wife**

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. 19 on the Plan of Final Plat Travis Trace Subdivision, Phase IA, RS 10 Cluster - Major Subdivision of record in Plat at Instrument No. 20141016-0095781, 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 Aaron Bowman and Leslie Bowman, husband and wife by Warranty deed from The Jones Company of Tennessee, LLC., a Missouri limited liability company of record in Instrument No. 20160119-0004845 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8517 Beautiful Valley Drive, Nashville, TN 37221.**

Bill Garrett Davidson County
Batch# 130487 **DEEDWARR**
08/17/2018 10:25:18 AM 2 pgs
Fees: $13.00 Taxes: $1,578.05

20180817-0081708

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 ____ hand( ) this the 9 day of August, 2018.

* Leslie Bowman

* Aaron Bowman by Leslie Bowman, Attorney-in-Fact

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF Tippecanoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie Bowman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9 day of August, 2018.

CHARLES W. SHOOK
Notary Public, State of Indiana
Tippecanoe County
Commission # 666787
My Commission Expires
April 19, 2023

My Commission expires 4/19/2023

** Notary Public

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~County~~ Tippecanoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie Bowman** 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 on behalf of **Aaron Bowman**, as his Attorney in Fact, as the free act and deed of the within named **Aaron Bowman**.

Witness my hand and official seal this the 9 day of August, 2018.

My Commission expires 4/19/2023

** Notary Public

CHARLES W. SHOOK
Notary Public, State of Indiana
Tippecanoe County
Commission # 666787
My Commission Expires
April 19, 2023