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WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153936 **DEEDWARR**
10/25/2018 08:43:36 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20181025-0105614

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2018.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Z. Bradley and Guy P. Bradley	J.G. Wentworth Home Lending LLC	12814012800
(NAME)	(NAME)	
8044 Arbor Drive	3350 Commission Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Woodbridge, VA 22192	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Walton Barker, and spouse, Jeffrey Schwartz ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lisa Z. Bradley and Guy P. Bradley, wife and husband,** 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. 71 on the Plan of Harpeth Park, Section III, as of record in Book 4175, Page 14, said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Walton Barker by deed dated October 4, 2013 from Donald R. Dodson of record in Instrument No. 20131008-0105362, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8044 Arbor Drive, Nashville, TN 37221
(House Number) (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 hands this 22nd day of October, 2018.

Walton Barker

Jeffrey Schwartz

State of Tennessee
County of Davidson

On this 22nd day of October, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Walton Barker and Jeffrey Schwartz,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 22nd day of October, 2018.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Bradley