Karen Y Johnson Davidson County
Batch# 155094 DEEDWARR
10/30/2018 11:29:15 AM 2 pgs
Fees: $13.00 Taxes: $1,020.09
20181030-0107320

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,700.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2018.

Notary Public

My commission expires: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MEGAN ROSE THOMAS	**SWBC MORTGAGE**	**061-10-0-120.00**
3855 Saunders Avenue	9311 San Pedro #100	
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CLIORIE W. BRADLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEGAN ROSE THOMAS, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 16 and the southerly 66 feet of Lot No. 17 on the Map of Maplewood Heights, of record in Book 547, pages 77 and 78, Register's Office for said County.

Said parts of said lots adjoin and front 91 feet on the easterly side of Saunders Avenue, and extend back between parallel lines, 300 feet to a dead line on which they measure 91 feet.

Being the same property conveyed to RICHARD O. BRADLEY AND CLIORIE W. BRADLEY, by deed from MARGARET D. SHELTON SOUTH AND HUSBAND JAMES W. SOUTH, of record in Book 4891, page 118, dated February 20, 1975, said Register's Office. Being further conveyed to RICHARD O. BRADLEY AND WIFE, CLIORIE W. BRADLEY, AS TENANTS BY THE ENTIRETY, of record in Book 10112, page 215, dated June 11, 1996, said Register's Office. The said Richard O. Bradley having since died leaving CLIORIE W. BRADLEY, the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3855 Saunders Ave, Nashville, TN 37216.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 29th day of October, 2018.

Cliorie W Bradley
CLIORIE W. BRADLEY

State of Tennessee)

County of Davidson)

On this 29th day of October, 2018, before me personally appeared, **CLIORIE W. BRADLEY,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8.20.2019 Emily H. Prophet
Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075