Karen Y Johnson Davidson County
Batch# 164885 DEEDWARR
11/26/2018 03:33:16 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20181126-0115313

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00 Affiant Subscribed and sworn to before me, this the 21st day of November, 2018. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jedidiah Custer Bradley	NEW AMERICAN FUNDING	
545 Skyview Drive	14511 MYFORD RD STE 100	083-07-0-296.00
Nashville, TN 37206	TUSTIN, CA 92780	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY JO RAPETTI, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEDIDIAH CUSTER BRADLEY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Eastland Avenue at the corner of Lots Nos. 7 and 8; thence with the line between said lots, Southerly 176 feet to the corner of Lot No. 9; thence with the line between Lots No. 8 and 9, Westerly 150 feet to the East margin of Skyview Drive; thence with the margin of the same Northerly 138.4 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 43.9 feet to the South margin of Eastland Avenue; thence with the margin of said avenue Easterly 99 feet to the beginning.

Being the same property conveyed to Mary Jo Rapetti, an unmarried person by Installment deed from Evelyn S. Deal, an unmarried person of record in Book 6472, page 516, Register's Office for Davidson County, Tennessee, dated January 08, 1985 and recorded on January 10, 1985.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 545 Skyview Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2018.

Mary Jo Rapetti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Jo Rapetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19TH day of ~~November, 2018~~

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021