WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179089 DEEDWARR
12/31/2018 10:20:07 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20181231-0126266

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 6.21.22

(AFFIX SEAL)

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erric L. Kellum	Mortgage Research Center	044-15-0-280.00
(NAME)	(NAME)	
1002 Debow St.	3212 A Lemone Industrail Blvd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Columbia, MO. 65201	
(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, I, **Alan Bradley, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erric L. Kellum and Patricia Kellum, 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. 44, on the Plan of Section "D", Village of Old Hickory, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan Bradley, an unmarried man, by Warranty Deed from Michael W. Huffines and wife, Reba H. Huffines, dated July 17, 2007, of record in Instrument No. 20070723-0087369, Register's Office for Davidson County, Tennessee.

The above described tract or parcel of land is not, nor has it ever been, the Grantor's primary residence.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated; all matters appearing on the Plan of record in Book 1424, page 65, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1002 & 1004 Debow St., Old Hickory, TN 37138
(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 hand this 27th day of December, 2018.

Alan Bradley

State of Georgia
County of Newton

Personally appeared before me, the undersigned authority, in and for said County and State; Alan Bradley, , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Oxford (City), Georgia (State), this 27th day of December, 2018.

Julie M. Kinsey
Notary Public
My Commission Expires: 3-22-20

File No.: 28500

