# WARRANTY DEED

Karen Johnson Davidson County
Batch# 205254 DEEDWARR
03/13/2019 11:00:16 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190313-0023044

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 6th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/26/22
(Affix Seal)

TONIA HILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 370

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Stevens Homes, LLC** | **Same as new owner** | **Map 53, Group 8, Parcel 87.00** |
| **6005 Nolensville Pike, Suite 201** | | |
| **Nashville, TN 37211** | | |
| (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, ***DWIGHT LAMAR BRADLEY, EXECUTOR FOR THE ESTATE OF SAMIE DON JACKSON BRADLEY, DECEASED, as of record in Docket No. 16P-693 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division)*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***STEVENS HOMES, LLC, a Tennessee limited liability company,*** 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 Lots Nos. 1, 2, and 3 of Block 16 on the Map of Dabbs and Elliott's Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said County.

Said lots ajoin and front together 150 feet on the easterly side of 26th Street, and runs back between parallel lines, Lot No. 1 running back along the south margin of Reid Boulevard, 144 feet to an alley.

Being the same property conveyed to Sammie Bradley by Quitclaim Deed from Horace Bradley dated 9/17/76 and filed for record on 9/23/76 of record in Book 5071, page 507, Register's Office for Davidson County, Tennessee. Sammie Bradley and Samie Don Jackson Bradley being one and same persons.

**This conveyance is subject to: Current year's taxes which have been prorated and paid by the Grantor in full; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.**

This is: Unimproved ( )
Improved (X) Property, known as: **2600 Lakeshore Drive, Nashville, TN 37211**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hand on this the 6th day of March, 2019.

Dwight Lamar Bradley, Executor of the
Samie Don Jackson Bradley, deceased

Dwight Lamar Bradley, Executor of the
Samie Don Jackson Bradley, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 6th day of March, 2019.

Commission Expires: 3/2/21

Notary Public

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY