Karen Johnson Davidson County
Batch# 211858 DEEDWARR
03/29/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20190329-0028836

WARRANTY DEED

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 07/17/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah M. Bradbury Darrell L. Bradbury	New Owner	151100a23100co
(NAME)	(NAME)	
7072 S Hampton Blvd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I/WE, **The Edith C. Gerardine Revocable Living Trust, dated the 16th day of November, 2005,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah M. Bradbury and Darrell L. Bradbury, both unmarried,** 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. 80 on the Plan of Villages of Long Hunter, PUD, Phase 3, of record in Instrument No. 20030707-0093205, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edith C. Gerardine, unmarried, by deed of record in Instrument No. 20040331-0035917 , and being further convedyed to The Edith C. Gerardine Revocable Living Trust, dated the 16th day of November, 2005 by deed of record in Instrument No. 20120802-0068710 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7072 S Hampton Blvd, Antioch, TN 37013
(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 21st day of March, 2019.

Edith C. Gerardine Revocable Living Trust, dated the 16th day of November, 2005

Edith C. Gerardine

By: Edith C. Gerardine, Trustee
Edith C. Gerardine, Trustee

State of Tennessee
County of Wilson

Personally appeared before me Edith C. Gerardine with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2019.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 21st day of March, ,2019, before me personally appeared Edith C. Gerardine as Trustee of the Edith C. Gerardine Revocable Living Trust, dated the 16th day of November, 2005, to me known to the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereto set my hand and notarial seal.

Notary Public

Notary Expires: _____

File No.: 13801

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019