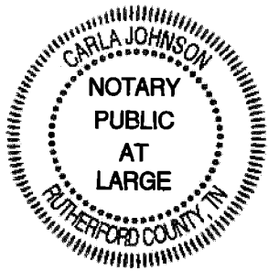
WARRANTY DEED



Karen Johnson Davidson County
Batch# 217069 DEEDWARR
04/12/2019 11:47:30 AM 2 pgs
Fees: $13.00 Taxes: $943.13
20190412-0033632

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 10.20.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0192

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bettye Jane Richardville, single woman	F & M BANK	Map: 064160D06000CO
(NAME) 1912 Brookmeadow Court	(NAME) 50 FRANKLIN STREET	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($254,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLENE BRADBERRY, F/K/A CHARLENE WILCOX AND HUSBAND, RICKIE BRADBERRY,

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

BETTYE JANE RICHARDVILLE, SINGLE WOMAN,

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. 174 on the Plan of Section Two, Truxton Park, of record in Instrument 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charlene Wilcox by deed from Rebecca J. Daniel of record in Instrument No. 20161222-0134797, dated December 21, 2016, Register's Office for said County. The said Charlene Wilcox is now known as Charlene Bradberry.

Charlene Wilcox and Charlene Bradberry being one and the same person.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010515-0049898, said Register's Office.

Sewer Easement of record in Instrument 20001208-0121300, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument 20020524-0063322, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20001011-0100896 amended in Instrument 20001030-0107559; 20010522-0052910; 20020123-0009419; 20020506-0055597; 20020718-0086907 and 20001101-0108604, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1912 Brookmeadow Court, Hermitage, TN 37076
(House No.) (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 our hands this 10th day of April, 2019.

Charlene Bradberry
Charlene Bradberry

Rickie Bradberry
Rickie Bradberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlene Bradberry and Rickie Bradberry, 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, 10th day of April, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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