WARRANTY DEED

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAR 02, 2022

O-VRES-19-02805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $746,500.00.

Heather R. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2019.

Danielle Williams
Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 241235 DEEDWARR
06/11/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,762.05
20190611-0055711

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney Taylor and Robert Taylor	Same	
(NAME)	(NAME)	
2805 Acklen Ave.	Same	**104-11-0-054.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOEL F. BRADLEY, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY TAYLOR AND ROBERT TAYLOR, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, Block 4 on the Plan of Fairfax Place of record in Plat Book 547, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to Joel R. Bradley, Jr. by deed from James M. Hundley and wife, Lindsey M. Hundley of record in Instrument No. 20120926-0087460 and by deeds from Betty Weiland Bradley, a single woman, of record in Instruments Nos. 20160815-0084866 and 20160919-0098573, each Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 138, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2805 Acklen Ave., Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10 DAY OF JUNE, 2019.

Joel F. Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Allen Scott, 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.

Allen Scott

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hanks, a notary public for this county and state, Allen Scott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

HEATHER R HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY