WARRANTY DEED

Karen Johnson Davidson County
Batch# 252965 DEEDWARR
07/05/2019 09:15:22 AM 2 pgs
Fees: $13.00 Taxes: $991.60
20190705-0065557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CRAIG L. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tue Le	Tue Le	
(NAME)	(NAME)	
208 Burgandy Hill Rd	3512 Thornehill Dr.	172-12A-3 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch, TN 37013	
(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, **GLADYS J. BRATCHER, TRUSTEE OF THE GLADYS J. BRATCHER REVOCABLE TRUST U/A/D MARCH 27, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUE LE,** 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. 3 on the Plan of Section One, Bradford Hills, of record I Plat Book 7900, page 6 and amended in Book 7900, pages 110-112, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gladys J. Bratcher and Donna S. Bratcher by Warranty Deed from Claridge Builders, Inc. dated June 27, 1991 of record in Book 8385, page 646, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Donna S. Bratcher n/k/a Donna S. Bratcher Harmon to Gladys J. Bratcher dated September 10, 2004 of record in Instrument No. 20040917-0112133, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Gladys J. Bratcher to The Gladys J. Bratcher Revocable Living Trust dated March 27, 2012, Gladys J. Bratcher, trustee, recorded on the 18th day of April, 2012, of record in Instrument No. 20120418-0032967, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 208 Burgandy Hill Rd, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 1st day of July, 2019

THE GLADYS J. BRATCHER REVOCABLE TRUST
U/A/D MARCH 27, 2012

BY: Gladys J. Bratcher, TRUSTEE
GLADYS J. BRATCHER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gladys J. Bratcher with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Gladys J. Bratcher Revocable Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 1st day of July, 2019.

Commission expires:

LUCY M BOWERS
Notary Public - State of Florida
Commission # GG 115999
My Comm. Expires Oct 15, 2021
Bonded through National Notary Assn.

Lucy M. Bowers
Notary Public