THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $72,500.00. Justa Gilbert Affiant Subscribed to and sworn before me, this 25th day of June 2019 Lane Owens White Notary Public My commission expires: 7-9-2022
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 208** **FRANKLIN, TN 37067** **(615) 628-7775** LANE OWENS WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #
Mark Alexander Bradford 1514 Spence Court Nashville, TN 37210	Mark Alexander Bradford 1514 Spence Court Nashville, TN 37210	Map 94-16 Parcel 04

For and in consideration of $72,500.00 cash in hand paid by the Hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA BRYANT RUSSELL, by and through the Guardian of his Estate, DARRELL WAYNE MERRYMAN, conveys unto MARK ALEXANDER BRADFORD, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 26 on the Map of Spence Circle as of record in Book 9772, Page 271, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 70 feet on the northerly side of Spence Circle and runs back between parallel lines 233.84 feet to a deadline on the rear.

Being the same property conveyed to Joshua Bryant Russell and Mark Alexander Bradford by Affidavit of Heirship No. 20190221-0015915 and No. 20190221-0015916, Registers' Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 253185 DEEDWARR
07/05/2019 02:37:47 PM 2 pgs
Fees: $13.00 Taxes: $268.25

20190705-0065902

DARRELL WAYNE MERRYMAN executes this instrument on behalf of JOSHUA BRYANT RUSSELL pursuant to Order of the Davidson County Circuit Court – Probate Division Docket No. 19P247.

This property with a common address of 1514 Spence Court, Nashville, Tennessee.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized an 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 I do further covenant and bind myself, my heirs and representatives, to warrant and, to warrant and forever defend the title to the said land to the said GRANTEE, hi 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 the 20 day of June, 2019.

Joshua Bryant Russell, by the Guardian of his Estate, Darrell Wayne Merryman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mackenzie Harrison, Notary Public, Darrell Wayne Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, 20th June, 2019.

[Seal]

MACKENZIE HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 7/9/22