WARRANTY DEED

Karen Johnson Davidson County
Batch# 253721 DEEDWARR
07/08/2019 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190708-0066225

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-23
(AFFIX SEAL)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Bradt		119 08 0 092.00
(NAME)	(NAME)	
712 Currey Rd.	Same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Don W. Bowden, Successor Trustee of The Ted H. Rowe and J. Evelyn Rowe Revocable Living Trust**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto **Patrick Bradt and LeeAnne Gunter Bradt, husband and wife**, 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. 94 on the Map of Glencliff Estates, No. 2, of record in Book 1130, page 78, Register's Office for said County.

Said Lot fronts 100 feet on the northerly side of Currey Road and runs back between lines, 2709 feet on the westerly line, 300 feet on the easterly line to the rear line of lots Nos. 63, 64 and 65 on which it measures 104.4 feet thereon.

Being the same property conveyed to Ted H. Rowe and wife, Joyce E. Rowe by Warranty Deed from Hilary M. Harper, a widower dated June 30, 1984 and recorded July 03, 1984 in Book 6330, Page 586, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ted H. Rowe and J. Evelyn Rowe, Trustees, and their successors in trust, of The Ted H. Rowe and J. Evelyn Rowe Revocable Living Trust by Quitclaim Deed from Ted H. Rowe and wife, J. Evelyn Rowe aka Joyce E. Rowe dated May 16, 2011 and recorded May 27, 2011 as Instrument No. 20110527-0040620, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1905356SSO

unimproved ☐
This is improved ☒ property, known as 712 Currey Rd., Nashville, TN 37217

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 3rd day of July, 2019

The Ted H. Rowe and J. Evelyn Rowe Revocable Living Trust

BY: Don W. Bowden Successor Trustee
Don W. Bowden, Successor Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Don W. Bowden with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Successor Trustee of the Ted H. Rowe and J. Evelyn Rowe Revocable Living Trust dated May 16, 2011,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1905356SSO

True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, 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: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY