WARRANTY DEED

Karen Johnson Davidson County
Batch# 274202 DEEDWARR
08/20/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190820-0083593

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Natalie Bradley and Haley Bradley, A Married Couple	First National Bank of Tennessee	54-13-23
(NAME)	(NAME)	
3236 Lakeshore Drive	1608 Williams Dr. Ste 301	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192165

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, I/we, Marilyn J. Kummer and Melony A. Penick , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Natalie Bradley and Haley Bradley, A Married Couple, 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. :

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Tract 1

Being part of the south part of Lot No. 14, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliot Property, known as DuPontonia, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee further described as follows:

Beginning at a point in the center line of Pitts Avenue, 65 feet to the common corner of Lots 14 and 15; thence in northwesterly 200 feet to the point which is 125 feet east of the common line of Lots No. 14 and 15 as measured on a line parallel to the center line of said avenue, 55 feet to a point; thence southeasterly 200 feet to a point in the center of Pitts Avenue; thence with the center of the same, south 67 degrees 25 minutes west 60 feet to the point of beginning.

Tract 2

Being a central portion of Lot No. 14, Section 2, of the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliot Property, known as DuPontonia, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, more particularly described according to a copy of a survey thereof made by N. G. Jenkins, dated July 31, 1950 and further described as follows:

Beginning at the northeast corner of the property conveyed to Willis M. Carter and wife, (Book 1755, page 483 RODCT) and running thence North 42 degrees 44 minutes west 90 feet to a point; thence south 41 degrees 06 minutes west 54 feet to a point; thence south 43 degrees 54 minutes east 68 feet to a point, the northernmost corner of the property conveyed to SC Pigg and wife, (Book 1157, page 181 RODCT); thence with Carter's northwesterly line north 64 degrees 49 minutes east 55 feet to the beginning.

BEING the same property conveyed to Marilyn J. Kummer, a single person and Melony A. Penick, a married person by Quitclaim Deed from Marilyn J. Kummer dated April 13, 2016 and filed of record in Instrument No. 20160413-0035377, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3236 Lakeshore Drive, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of August, 2019

Marilyn J. Kummer by Melony A. Penick attorney in fact.

Marilyn J. Kummer
By Melony A Penick Attorney in Fact
Record Book 4516, Page 445-447

Melony A. Penick

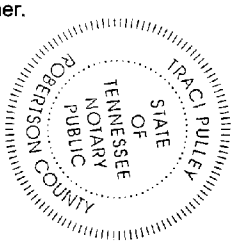
STATE OF TENNESSEE)
County OF Robertson)

Before me personally appeared Melony A Penick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marilyn J Kummer, and who acknowledged that he/she executed the same as the free act and deed of Marilyn J Kummer.

Witness my hand, at office, this 16th of August, 2019.

Traci Pulley

Notary Public
My Commission Expires: 3/28/23



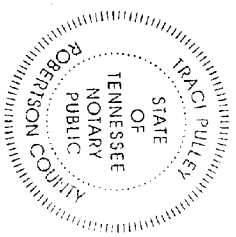
STATE OF TENNESSEE)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melony A Penick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of August, 2019.

Traci Pulley

Notary Public
My Commission Expires:
3/28/23



True Copy Certification

I, Jaymie Hargrave, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023