Send Tax Bills to:
Laura Jane Bradford
500 Lanier Dr.
Madison, TN 37115

Deed Prepared by:
Laura Jane Bradford
500 Lanier Dr.
Madison, TN 37115

Map and Parcel:
052 02 0 006.00

Karen Johnson Davidson County
Batch# 277147 DEEDWARR
08/28/2019 09:34:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190828-0086642

Karen Johnson
Register of Deeds
Davidson County

New Owner is:
Laura Jane Bradford, Trustee of the Laura Jane Bradford Trust dated July 17, 2019
500 Lanier Dr.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Revocable Trust
Laura Jane Bradford, Affiant
Subscribed and sworn before me this the
28 Day of August, 2019.
Brandi Wall, Deputy Register

WARRANTY DEED

FORAND IN CONSIDERATION of the sum of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Laura Jane Bradford,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Laura Jane Bradford, as Trustee of the Laura Jane Bradford Trust** dated July 17, 2019 hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

462 Lanier Dr., Madison, TN 37115

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in.fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Date: July 17th 2019

Laura Jane Bradford Grantor
Laura Jane Bradford, Grantor

This form must be signed in front of a notary.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee
County of Davidson

On July 17, 2019 before me, Renee Connally, Notary Public, personally appeared Laura Jane Bradford, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Renee Connally (Seal)

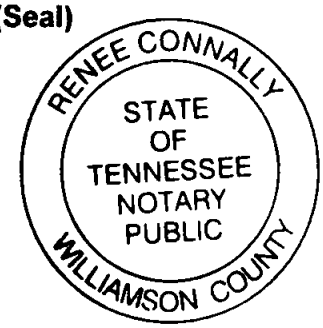


EXHIBIT A

LEGAL DESCRIPTION

462 Lanier Dr., Madison, TN 37115

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 6, Block "E" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the west side of Lanier Drive, as measured around a slight curve, and extends back 258.7 feet on the north line and 366.2 feet on the south line to a dead line in the rear on which it measures 193.7 feet.

Being the same property conveyed to William Lawrence Dunman and wife, Mary P. Dunman by Warranty Deed dated May 12, 1966 from William A. Elliott and wife, Margaret F. Elliott, which Warranty Deed is of record in Book 4017, Pages 439 in the Register's Office for Davidson County, Tennessee. The said Mary P. Dunman having since died November, 2010 leaving William Lawrence Dunman as the surviving tenant by the entirety. The said William Lawrence Dunman aka William L. Dunman having since died testate on July 20, 2018, and by his Last Will and Testament, Probate No. 18P1400, above described property was devised to Jane D. Bradford.

SAID PROPERTY is conveyed subject to such limitations and encumbrances, if any, as may affect the premises.

Current Soure of Title: 20190404-0030846