Karen Johnson Davidson County
Batch# 309301 DEEDWARR
10/31/2019 02:33:09 PM 2 pgs
Fees: $13.00 Taxes: $986.05
20191031-0112139

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Patrick Bradley
2841 Blue Brick Drive
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 096-06-0
PARCEL 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **John C. Fruscione, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick Bradley, unmarried,** 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. 6, Clover Bottom Subdivision, Section One, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Fruscione, unmarried by Warranty Deed from Justin Neece, married, dated August 14, 2009, of record in Instrument No. 20090821-0078783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1581, Page 427; Easement Deed by Court Order in Settlement of Landowner Action conveyed U.S. Sprint Communications Company in Instrument No. 20140114-0003778 with Affidavit in Instrument No. 20140416-0031703; Charter Right of Way to the TC Railroad; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2841 Blue Brick Drive Nashville, TN 37214.**

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 our hands this 29th day of October, 2019.

John C. Fruscione

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John C. Fruscione, the bargainor(s) 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 and official seal this 29th day of October, 2019.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $266,500.00.

Lina Brown
AFFIANT

Subscribed and sworn to before me this 29th day of October, 2019.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020