This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 17 day of December, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 332343 DEEDWARR
12/19/2019 10:05:07 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20191219-0130956

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Frederick Bradley	United Wholesale Mortgage	173-01-A 001.00
515 Cedarmont Drive	PO BOX 202028	
Antioch, TN 37013	Florence, SC 29502-2028	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEXANDER FARSIAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FREDERICK BRADLEY, A SINGLE MAN, AS SOLE OWNER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, CEDARMONT HILLS II TOWNHOMES, as established under Master Deed of record in Instrument 20070719-0086012, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alexander Farsian, by Warranty Deed from Lorriane Mineo, an unmarried woman, dated 08/08/2019, of record in Instrument No. 20190808-0079026, said Register's Office.

Also being a portion of the same property conveyed to Lorraine Mineo, an unmarried woman, by Quitclaim Deed from Anthony Amico, married and David Martinez, unmarried by, dated 08/05/2019, of record in Instrument No. 20190808-0079025, said Register's Office.

Also being a portion of the same property conveyed to Anthony Amico, married and David Martinez, married, by deed from Cumberland Properties, LLC, dated 06/26/2006, of record in Instrument No. 20060703-0079109, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 515 Cedarmont Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

F.B.

Witness my hand this the 17th day of December, 2019.

Alexander Farsian

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexander Farsian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2019.

My commission expires: 9-6-22

Notary Public

