Name and Address of New Owner:
William E. Bradley, Jr.
782 Nonaville Rd.
Mt. Juliet, TN 37122

Send Tax Bills To:
Primary Residential Mortgage, Inc.
1480 North 2200 West
Salt Lake City, UT 84116

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 043-15-0-075.00

Karen Johnson Davidson County
Batch# 333985 DEEDWARR
12/23/2019 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20191223-0132445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Dean, Trustee of The 312 Farris Avenue Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William E. Bradley, Jr., an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot Numbers 26 and 27 on the Map of Rock Hill Subdivision, Block "A", and more particularly described as follows:

Beginning at a point on the Westerly margin of Farris Avenue 1186.6 feet South of the Southerly margin of Old Hickory Boulevard, which point is the common corner of Lot Number 27 and Lot Number 28 on the map of the above subdivision; thence with the Westerly margin of Farris Avenue Southerly 156.2 feet to an iron pin which is the Southeast corner of Lot Number 26 and when the Westerly margin of Farris Avenue intersects the Northerly margin of New Larkin Spring Road; thence North 60 degrees 30 minutes West, along the Northerly margin of said road 221.5 feet to a point where the aforesaid Northerly margin intersects the rear Westerly line of Block "A" and is also the common corner of Lots 26 and 27; thence Northerly along the Westerly rear line of Block "A", 50 feet to the common corner of Lot Number 27 and Lot Number 28; thence Easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to CB Investments, LLC, by Warranty deed from Cornerstone Equity Investments, LLC of record in Instrument No. 20151007-0102141 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on October 07, 2015.

Being the same property conveyed to Cornerstone Equity Investments, LLC by Quitclaim deed from CB Investments, LLC of record in Instrument No. 20170405-0033431 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on April 05, 2017.

Being the same property conveyed to Douglas Mills and Donna Mills, husband and wife, by Quitclaim Deed from Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191024-0109187, Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded October 24, 2019.

Being the same property conveyed to Amanda Dean, Trustee of the 312 Farris Avenue Trust, by Warranty Deed from Douglas Mills and Donna Mills, husband and wife, of record in Instrument No. 20191024-0109188, Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded October 24, 2019.

Being improved property also known as 312 Farris Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2019.

The 312 Farris Avenue Trust

By: _____
Amanda Dean, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lamberth of the state and county mentioned, personally appeared Amanda Dean, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The 312 Farris Avenue Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 20th day of December, 2019.

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary's Signature
My commission expires: 03/23/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
20th day of December, 2019.

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

_____
Notary Public
My commission expires: 7/15/23
File No. 2019-478

201912230132445

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON