BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 344586 DEEDWARR
01/16/2020 02:26:20 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20200116-0005994

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Alexio Cheung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2020.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Bradshaw and Pamela Bradshaw 810 Forest Acres Drive Nashville, TN 37220	SAME	146-14-0-006.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John C. Hailey and Peggy T. Hailey, Trustees of The John C. Hailey and Peggy T. Hailey Revocable Living Trust, dated May 12, 2017, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christopher Bradshaw and Pamela Bradshaw,husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Section I, Forest Acres Subdivision, as of record in Plat Book 1130, Page 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 152.56 feet on the Northerly side of Forest Acres Drive, and extends back between parallel lines 225 feet to a dead line in the rear.

Being the same property conveyed to John C. Hailey and wife, Peggy T. Hailey by Warranty Deed from Gayle L. Gupton and wife, Jane Gupton, dated 10/16/1978, and Recorded 10/16/1978 of record in Deed Book 5351, Page 55, and further conveyed to John C. Hailey and Peggy T. Hailey, Trustees, or their successors in interest, of the John C. Hailey and Peggy T. Hailey Revocable Living Trust Dated May 12, 2017 by Quitclaim Deed from John C. Hailey and Peggy T. Hailey, husband and wife, dated 05/12/2017, and Recorded 05/18/2017 of record in Deed Instrument 201705180049504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 810 Forest Acres Drive, Nashville, TN 37220

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 my/our hand(s) this the 15th day of January, 2020.

The John C. Hailey and Peggy T. Hailey Revocable Living Trust, dated May 12, 2017

John C. Hailey, Trustee

John C. Hailey, Trustee

Peggy T. Hailey, Trustee

Peggy T. Hailey, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John C. Hailey and Peggy T. Hailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Trustees of The John C. Hailey and Peggy T. Hailey Revocable Living Trust, dated May 12, 2017, the within named bargainors, and that they as such Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing for the Trust, by the said, John C. Hailey and Peggy T. Hailey, as Trustees.

Witness my hand and official seal, this the 15th of January, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

