RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124707

Karen Johnson Davidson County
Batch# 361733 **DEEDWARR**
02/24/2020 08:54:18 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20200224-0019925

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $242,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My Commission Expires: 1-8-24

STATE OF TENNESSEE NOTARY PUBLIC JAMES A. WALTER DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsay Rae Frederick and Stephen Duran Crone 2312 Donna Hill Court Nashville TN 37214	New Owner	Tax Parcel ID No. 073 11 0 098.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry L. Bradshaw and Joyce A. Bradshaw, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay** Rae **Frederick and Stephen Duran Crone, joint tenants with the rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West part of Lot No. 48 on the Revision of Section One, Sunset View, as of record in Book 2663, Pages 27 and 28, Register's Office for said County.

Said part of said lot fronts 93 feet on the North side of Donna Hill Court and extends back 280.4 feet on the East line and 311.8 feet on the West line, to a dead line in the rear, which is a broken line, measuring 161.9 feet thereon.

Being the same property conveyed to Jerry L. Bradshaw and wife, Joyce A. Bradshaw, by Warranty Deed from Daniel M. Hatfield and wife, Carolyn W. Hatfield, of record in Book 4437, Page 16, in the Register's Office of Davidson County, Tennessee, dated July 30, 1970 and recorded on August 07, 1970.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Sunset View, as recorded in Plat Book 2331, Page(s) 100 and 101.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Section One, Sunset View, as recorded in Plat Book 2663, Page(s) 27 and 28.

Joint Driveway Easement Agreement as set forth in instrument recorded in Book 7099, Page 973.

This is improved property located at 2312 Donna Hill Court Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2020.

Jerry L. Bradshaw

Joyce A. Bradshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry L. Bradshaw and Joyce A. Bradshaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2020.

Notary Public

My Commission Expires: _____

