WARRANTY DEED

Karen Johnson Davidson County
Batch# 362562 DEEDWARR
02/24/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200224-0020412

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: March 05, 2023

(AFFIX SEAL)

BEDFORD COUNTY TENNESSEE NOTARY PUBLIC KRISTIN L BROWN

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Henry Bradshaw	SAME	128130A412.00
(NAME)	(NAME)	
252 Westfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard Scott Hogue, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Henry Bradshaw, unmarried man,** 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:

Being Apartment Unit No. 412 of Westfield Condominiums created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6670, Page 771 and amended in Book 6736, Page 110 and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed, Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Richard A. Hogue, unmarried by Deed dated June 26, 1992 from C. Richard Pumphrey and wife, Sherron S. Pumphrey of record in Book 8665, Page 258 in the Register's Office for Davidson County, Tennessee. Richard A. Hogue having since died testate on March 25, 2019 leaving Richard Scott Hogue the owner fee simple as the sole surviving heir by its entirety.

unimproved ☐

This is improved ☑ property, known as 412 Westfield Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 24th day of February, 2020.

Richard Scott Hogue

Richard Scott Hogue

State of Tennessee
County of Rutherford

Personally appeared before me Richard Scott Hogue, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2020.

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 23665

True Copy Certification

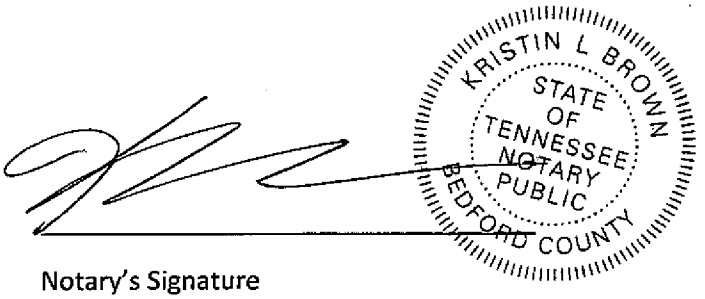
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23