Karen Johnson Davidson County
Batch# 386860 DEEDWARR
04/16/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20200416-0039907

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 283,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 2020 Notary Public MY COMMISSION EXPIRES 2/20/2023 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28317	KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Richard Bradley, Jr.and Alesandra Branca Bellos	NEW OWNER	
5001 Indiana Avenue		08101008300
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James B. Whittaker, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Richard Bradley, Jr. and Alesandra Branca Bellos, husband and wife,**

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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Plan of Northside Addition, Section II of record in Plat Book 2330, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 162.7 feet on the Southwesterly side of River Court and runs back 231 feet on the Southeasterly line and 258.7 feet on the Northeasterly line, to a dead line in the rear on which it measures 166.4 feet.

TRACT II:

A tract of land in Davidson County, Tennessee, being more fully described according to old deeds and surveys on adjoining properties as follows:

Beginning at the South corner of Section II, Northside Addition, as recorded in Book 2330, page 121, Register's Office for Davidson County, Tennessee, and proceeding as follows: with the North line or a tract vested in Clifton Hornbuckle by deeds recorded in Book 1515, page 370, and Book 5344, page 896, RODC, Tennessee, South 57 deg. 45' 28" West, 50.74 feet, more or less, to the Southwest corner of a tract vested in Hornbuckle Plumbing Co. by deed recorded in book 2751, page 401, RODC, Tennessee; thence with Hornbuckle Plumbing Company's Northeast line North 32 deg. 14' 32" West 165 more or less, feet; thence North 57 deg. 45' 48" East, 26.33 more or less, feet to the West line of Northside Addition; thence with said lines, South 40 deg. 39' 32" East 166.80 more or less feet to the beginning and containing 6,358 square feet, or 0.146 acre, more or less.

Being the same property conveyed to James B. Whittaker, unmarried by Quitclaim deed from Clifton A. Hornbuckle, Jr., unmarried of record in Instrument No. 20080528-0054145 Register's Office for Davidson County, Tennessee, dated May 21, 2008 and recorded on May 28, 2008; and Being the same property conveyed to James B. Whittaker by Quitclaim deed from Clifton Allen Hornbuckle, Joy Anita Hornbuckle Barnes and Janice Louise Hornbuckle Butler of record in Instrument No. 20171212-0126476 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 12, 2017 and Scrivener' s Affidavit recorded on March 08, 2019 in Instrument No. 20190308-0021291.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2951 River Court, Nashville, TN 37218.**

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 hand this the 13th day of April, 2020.

James B Whittaker

James B. Whittaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James B. Whittaker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of April, 2020.

My Commission expires: 1-8-24

Notary Public

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

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY