RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013543

Karen Johnson Davidson County
Batch# 401231 DEEDWARR
05/15/2020 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,159.95
20200515-0050991

WARRANTY DEED

return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2020.

NOTARY PUBLIC

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Allen and Zachary Purdum 1448 Stoner Ridge Hermitage, TN 37076	Same address as new owner	075-11-0-A-075.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirteen Thousand Five Hundred and 00/100 Dollars ($313,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN E. BRADSHAW AND WIFE, HALEY BRADSHAW F/K/A HALEY M. DEVILLEZ**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KAYLA ALLEN, A SINGLE WOMAN, AND ZACHARY PURDUM, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 70 on the Plan of Phase Three, Heritage Meadows, of record In Book 9700, page 984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin E. Bradshaw, an unmarried man, and Haley M. DeVillez, an unmarried woman, as joint tenants with rights of survivorship, from Cari Hoffman and Michael Hoffman, husband and wife, by Warranty Deed dated May 25, 2016, and recorded May 31, 2016 in Instrument #20160531-0054632, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1448 Stoner Ridge, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of May, 2020.

KEVIN E. BRADSHAW

Haley Bradshaw F/K/A Haley M. DeVillez

HALEY BRADSHAW F/K/A HALEY M. DEVILLEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kevin E. Bradshaw and wife, Haley Bradshaw f/k/a Haley M. DeVillez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of May, 2020.

Notary Public
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp 11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

