Karen Johnson Davidson County
Batch# 407797 DEEDWARR
05/29/2020 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20200529-0055670

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60994
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David J. Giansante Nancy Giansante 2942 Primrose Circle Nashville, TN 37212	Cardinal Financial Company 3701 Arco Corporate Drive, STE 200 Charlotte, NC 28273

TAX MAP PARCEL NUMBERS: 11704035000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$392,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick J. Bradley and Jacqueline Roesch Bradley, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **David J. Giansante and Nancy Giansante, husband and wife,** hereinafter called the **Grantees**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 5, Block B, on the Plan of Belmont Terrace Annex No. 4, as of record in Plat Book 974, Page 97, Register's Office for said County.

Said part of Lot No. 5 fronts 65 feet on the Southwesterly margin of Primrose Circle and extends back between parallel lines 80 feet on the Northwesterly line and 85 feet on the Southeasterly line to a dead line in the rear on which it measures 65.2 feet.

Being the same property conveyed to Patrick J. Bradley, unmarried, and Jacqueline A. Roesch, unmarried, as joint tenants with right of survivorship, by Warranty deed from Nicholas Lowry, married, Dated July 31, 2015 and recorded on August 3, 2015 of record in Inst. No. 20150803-0076121, Register's Office for Davidson County, Tennessee. The said Jacqueline A. Roesch is now known as Jacqueline Roesch Bradley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 97, said Register's Office, which Plan shows a 30, foot minimum building setback line from Primrose Circle, and 10 foot easement for public utility purposes along the rear line of said lot; and, subject to the right of way of the Tenn Central Railroad along the rear line. Restrictions contained in instruments of record in Book 1174, page 492; and, book 1191, page 223, said Register's Office. Easement for sanitary sewers and for storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20121022-0096358, said Register's Office.

This is improved property, known as 2942 Primrose Cir., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2020.

Patrick J. Bradley

Jacqueline Roesch Bradley

State of Tennessee

County of Davidson

On this 22nd day of May, 2020, before me the undersigned authority, personally appeared Patrick J. Bradley and Jacqueline Roesch Bradley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $392,500.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2020.

Notary

My Commission Expires: 7/9/2020

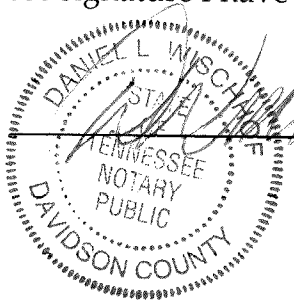
DANIEL L. BISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.