RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200500218

Karen Johnson Davidson County
Batch# 419410 DEEDWARR
06/18/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20200618-0064589

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of June, 2020

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Bradley **1810 Lillian St.** **Nashville, TN 37206**	New Owner	**083-14-0-20.00**

FOR AND IN 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, WE,

Percy Evan Forrester and Jiang Xi Wen, husband and wife and Eugene P. Forrester, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Bradley, an 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:

LAND in Davidson County, Tennessee, being Lot Number 123 on the Map of the Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 fronts 50 feet on the southerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Percy Evan Forrester and Jiang Xi Wen, husband and wife, and Eugene P. Forrester, an unmarried man, by Warranty Deed from Houses, LLC, an Illinois limited liability company, dated 12/5/2017 and recorded 12/7/2017 in Instrument Number 20171207-0124895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1810 Lillian St., Nashville, TN 37206**
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 our hands this 12th day of June, 2020.

Percy Evan Forrester by Alice Forrester Attorney in Fact

Percy Evan Forrester by Alice Forrester, Attorney in Fact

Jiang Xi Wen by Alice Forrester her Attorney in Fact

Jiang Xi Wen by Alice Forrester, Attorney in Fact

Eugene F. Forrester

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 Eugene F. Forrester the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of June, 2020, before me personally appeared Alice Forrester to me known to be the person who executed the foregoing instrument in behalf of Percy Evan Forrester and Jiang Xi Wen as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Percy Evan Forrester and Jiang Xi Wen.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of June, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

True Copy Certification

I, **Jennifer Pennell**, 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.

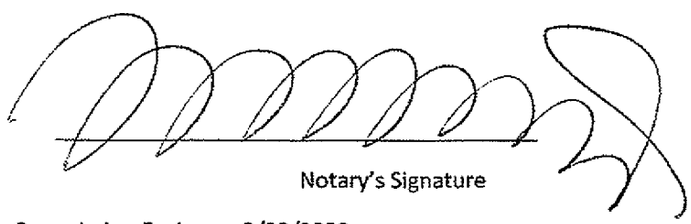


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

