39B

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 12th day of August, 2020.

Notary Public
My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 458460 **DEEDWARR**
08/17/2020 01:39:47 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200817-0092142

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jerome A. Pittman, Jr. 2601 Skyfalls Ct Antioch, TN 37013	CMG 3160 Crow Canyon Rd # 400 San Ramon, CA 94583	164-10-0A 354.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BRADSHAW AND KATHERINE BRADSHAW, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JEROME A. PITTMAN, JR., a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 312, Village Six, Summerfield Subdivision, as shown on plat of record in Instrument No. 20060928-0120376, in the Register's Office, Davidson County, Tennessee, to which plat reference if hereby made for a more particular description of said property.

Being the same property conveyed to Richard Bradshaw and Katherine Bradshaw, husband and wife, by deed from Chase L. Barnett and Erica N. Barnett, dated 03/26/2018, of record in Instrument No. 20180327-0028449, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2601 Skyfalls Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KB RB

Witness my hand this the 12th day of August, 2020.

Richard Bradshaw

Katherine Bradshaw

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard Bradshaw and Katherine Bradshaw,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2020.

My commission expires: 11-6-2023

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY