Karen Johnson Davidson County
Batch# 463369 DEEDWARR
08/25/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20200825-0096244

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829408**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00 Affiant Subscribed and sworn to before me, this 24th day of August, 2020. Notary Public My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Carlos Reyes, Jr. 5808 Fredricksburg Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-05-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William S. Bradham, Jr. and Tamala S. Bradham, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carlos Reyes, Jr.**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Tyne Valley Estates Section 4, of record in Plat Book 3600, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM S. BRADHAM, JR. and wife, TAMELA S. BRADHAM , by deed from FRANK A. LATHAM, JR. and wife, DOROTHY T. LATHAM, of record in Instrument No. 20110318-0021545 , dated March 16, 2011 , said Register's Office.

Being further conveyed to WILLIAM S. BRADHAM, JR. and wife, TAMALA S. BRADHAM, by deed from WILLIAM S. BRADHAM, JR. and wife, TAMELA S. BRADHAM, of record in Instrument No. 20120216-0013837, dated February 1, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 145-05-0-006.00.

Matters shown on the Plan of record in Plat Book 3600, page 10, said Register's Office.

This is improved property located at 5808 Fredricksburg Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2020.

William S. Bradham, Jr.

Tamala S. Bradham

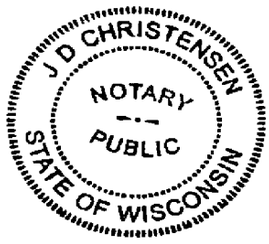
~~STATE OF TENNESSEE~~ SC) State of Wisconsin
~~COUNTY OF DAVIDSON~~ SC) County of Dane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William S. Bradham, Jr. and Tamala S. Bradham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2020.

J. D. Christensen
Notary Public

My Commission Expires: 09/22/2023



True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY