WARRANTY DEED

Karen Johnson Davidson County
Batch# 509507 **DEEDWARR**
11/05/2020 03:26:51 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20201105-0130123

W-SB-VRES-20-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jamison Tate Ball and Jessica Brook Heavener	NEW OWNER	
(NAME)	(NAME)	**104-14-0G-044.00-CO**
82 Victoria Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT BRADLEY AND ELISE BRADLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMISON TATE BALL AND JESSICA BROOK HEAVENER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Revised Final Plat of Whitworth, Phase 1 of record in Plat Book 7900, Page (s) 140 through 144, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Bradley and Elise Bradley, husband and wife by Warranty Deed from R.M. Towill Corporation, a Hawaii corporation of record in Instrument No. 20150908-0091223 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on September 08, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page (s) 140 through 144, inclusive and amended in Book 9274, Page 348, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8026, Page 305 as amended in Book 8047, Page 243, Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27 and First Amendment in Instrument Number 20100615-0046543 and Scrivener's Affidavit recorded in Instrument No. 20160919-0098409, Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.
- Whitworth Homeowner's Association Charter of record in Book 8090, Page 691 as amended in Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.
- By-Laws of the Whitworth Homeowner's Association of record in Book 8026, Page 335 as amended in Instrument Number 20020812-0097386, in the Register's Office for Davidson County, Tennessee.
- Quit Claim of Common Areas of record in Book 9778, Page 29 and 32, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7868, Page 959, in the aforesaid Register's Office.
- Easement(s) of record in Book 3467, Page 194 and Book 3505, Page 338 in the aforesaid Register's Office.
- Easement for water mains and appurtenances of record in Book 7868, Page 959, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **82 Victoria Park, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF OCTOBER, 2020.

Scott Bradley by John Gleaves attorney-in-fact
Scott Bradley by John Gleaves
Attorney in Fact

Elise Bradley by John Gleaves attorney-in-fact
Elise Bradley by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT BRADLEY AND ELISE BRADLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT BRADLEY AND ELISE BRADLEY.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212