WARRANTY DEED

Karen Johnson Davidson County
Batch# 883036 DEEDWARR
07/01/2022 02:19:04 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220701-0076841

Y-SRN-22-462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 12/1/2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-1-2025
(AFFIX SEAL)

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)
Pecan Valley Properties, LLC	**New Owner**	
(NAME)	(NAME)	052-02-0-006.00
1017 Scruggs Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **LAURA JANE BRADFORD, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 6, Block "E" on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Book 1130, Page 85, in the Register's Office for said County,

Said Lot No. 6 fronts 100 feet on West side of Lanier Drive, as measured around a slight curve, and extends back 258.7 feet on the north line and 366.2 feet on the South line to dead line in the rear on which it measures 193.7 feet.

Being the same property conveyed to William Lawrence Dunman and wife, Mary P. Dunman by Warranty deed from William A. Elliott and wife, Margaret F. Elliott of record in Book 4017, page 439, Register's Office for Davidson County, Tennessee, dated May 12, 1966 and recorded on May 17, 1966.

Said Mary P. Dunman, aka Mary Imogene Perkins Dunman became deceased on November 28, 2010, vesting William Lawrence Dunman, aka William L. Dunman as surviving tenant.

Said William Lawrence Dunman aka William L. Dunman became deceased testate on July 20, 2018, leaving his Last Will and Testament filed in the Davidson County Tennessee Probate Court, Probate Case No. 18P1400 and devising the subject property to Jane D. Bradford.

Being the same property conveyed to Laura Jane Bradford aka Jane D. Bradford by Quit Claim deed from Jane D. Bradford and Regina Faye Baker; both as Devisees under the last will and Testament of William L. Dunman, deceased, and Jane D. Bradfird also in the capacity of Executrix of the Estate of the said William L. Dunman, deceased of record in Instrument No. 20190404-0030846 Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on April 04, 2019.

Being the same property conveyed to Laura Jane Bradford, as Trustee of the Laura Jane Bradford Trust dated July 17, 2019 by Warranty deed from Laura Jane Bradford of record in Instrument No. 20190828-0086642 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Laura Jane Bradford by Quit Claim deed from Laura Jane Bradford Trust,Trustee of record in Instrument No. 20210908-0119972 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on September 08, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1380, Page 88, 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: **462 Lanier Dr, Madison, Tennessee 37115**.

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 JUNE, 2022.

Laura Jane Bradford

Laura Jane Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA JANE BRADFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

LMBlakely

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

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