File Box B

BILL GARRETT, Davidson County
Trans: T20130100176 DEEDWARR
Recvd: 11/26/13 13:55 2 pgs
Fees: 13.00 Taxes: 762.20

20131126-0121450

WARRANTY DEED

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **November, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Sheah and Jessica L. Sheah	NEW OWNER	091 09 0C 002.00CO
(NAME)	(NAME)	
535 Eastboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Bradley Scott LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matt Sheah and Jessica L. Sheah, husband and wife**, 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 Unit B, together with the appurtenant interest in the common elements of Eastboro Cottages, a horizontal property regime with private elements established by Declaration Instrument No. 20121219-0117048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 26 on the Plan of E. T. Brown's Subdivision, of record in Plat Book 332, page 116, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Bradley Scott LLC by deed from Cobb Commercial Properties, LLC, and Mary E. Cobb dated November 1, 2012, of record in Instrument No. 20121106-0102495, and by deed of Correction of record in Instrument No. 20130610-0058536, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Cobb Commercial Properties LLC-Series 4 by deed from James Hershel Cobb dated February 14, 2008 of record in Instrument No. 20080214-0015032, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 535 Eastboro Drive, Nashville, TN 37209

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, has 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 **22nd** day of **November, 2013**

Bradley Scott LLC
By Scott Troxel, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bradley Scott LLC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **November, 2013**

Notary Public

My commission expires:

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017