BILL GARRETT, Davidson County
Trans:T20160102960 DEEDWARR
Recvd: 11/21/16 14:57 2 pgs
Fees:13.00 Taxes:536.50
20161121-0122816

Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of November, 2016, by and between Gracie M Seats, unmarried, party of the first part, and ~~Michael Brady and Kimberly Brady~~ Michael T. Brady and Kimberly M. Brady, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 12 AS SHOWN ON THE MAP ENTITLED TAIGAN'S COURT, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 710, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Gracie M. Seats by virtue of that certain Warranty Deed dated September 28, 2015, and being of record at Instrument No. 20151001-0100163, in the aRegister's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6900, Page 710 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gracie M Seats
Gracie M Seats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gracie M Seats, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: ~~Michael Brady and Kimberly Brady~~

Michael T. Brady and Kimberly M. Brady
2733 Buena Vista Pike, Nashville, TN 37218

Tax Parcel No 07006006300

Property Address: 2733 Buena Vista Pike
Nashville, TN 37218

MAIL TAX BILLS TO: owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Michael T. Brady
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of November, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

DAVIDSON COUNTY JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC