Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $161,685.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2016

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Brady Development Group 488 Ellenwood Drive Nashville, TN 37211	PO Box 704043 Dallas, TX 75370	161-02-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yvonne Ruth Yates,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brady Development Group, dba Basin Properties** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 on the Plan of McMurray Hills Subdivision, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 73.8 feet on the northeasterly margin of Ellenwood Drive, and extends back 141.1 feet on the southeasterly line and 142.5 feet on the northwest line to a dead line in the rear, measuring 85.3 feet thereon.

Being part of the same property conveyed to James C. Yates and wife, Ruth Yvonne Yates, by Warranty Deed from Andrew Ewing, Trustee, of record in Book 4228, Page 649, Register's Office for Davidson County, Tennessee. James C Yates having since passed away leaving Yvonne Ruth Yates as sole owner.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 488 Ellenwood Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160111815 DEEDWARR
Recvd: 12/20/16 09:59 2 pgs
Fees:13.00 Taxes:598.23
20161220-0133464

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 hand this the 5th day of December, 2016.

Yvonne Ruth Yates

Yvonne Ruth Yates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Yvonne Ruth Yates,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of December, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016104861

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON