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 $85,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2016.

Notary Public
My commission expires: 9-19-18

BILL GARRETT, Davidson County
Trans:T20160113552 DEEDWARR
Recvd: 12/27/16 11:56 2 pgs
Fees:13.00 Taxes:314.50
20161227-0135499

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Brady Development Group, LLC 100 Minnette Court Nashville, TN 37207	same	71-04-0-291.00

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, **Leslie S. Toone Burns and husband Ricardo Burns,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brady Development Group, LLC,** 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 part of Lot 311, Shepardwood, Section 4, as of record in Book 5210, Page 159, Register's Office for Davidson County, Tennessee. Said part of Lot 311 is also known as Lot No. 311B on the Resubdivision of Shepardwood Part 4, of record in Book 6250, Page 522, 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 Leslie S. Toone, by deed from NationsBank of Tennessee, formerly known as NationsBank of Tennessee, successor by merger from Sovran Bank/Tennessee, of record in Book 8943, Page 582, Register's Office for Davidson County, Tennessee.

Being also known as 100 Minnette Court, Nashville, Tennessee 37207.

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 100 Minnette Court, Nashville, TN 37207

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.

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 16th day of December, 2016.

Leslie S. Toone Burns

Ricardo Burns

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 **Leslie S. Toone Burns and Ricardo Burns,** 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 16th day of December, 2016.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016114914