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 $172,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2017.

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 18270 Armador Avenue Dallas, TX 75252	New Owner	133 06 0 139.00

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, **ORVILEEN G. LOVELL,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **BRADY DEVELOPMENT GROUP,** 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:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Map of Patterson Gardens Subdivision, Section 2, of record in Book 5319, page 203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM DAVID LOVELL AND WIFE, ORVILEEN G. LOVELL, by deed from LEO PERKINS BARR AND WIFE, BEVERLY A. BARR, of record in Book 5319, page 203, dated July 20, 1978, said Register's Office. The said William David Lovell having since died on or about September 6, 2009, leaving Orvileen G. Lovell the surviving tenant by the entirety.

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 **3507 Hewlett 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:T20170036312 DEEDWARR
Recvd: 05/01/17 09:41 2 pgs
Fees:13.00 Taxes:636.40
20170501-0042270

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 26th day of April, 2017.

Orvilen G. Lovell by Patricia Dawn Hall her attorney in fact

ORVILEEN G. LOVELL by Patricia Dawn Hall her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Patricia Dawn Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Orvileen G. Lovell, and who acknowledged that he executed the same as the free act and deed of Orvileen G, Lovell.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of April, 2017.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2017035138

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON