BILL GARRETT, Davidson County
Trans:T20170040849 DEEDWARR
Recvd: 05/12/17 15:46 2 pgs
Fees:13.00 Taxes:586.45
20170512-0047587

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 $158,500.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2017.

Notary Public
My commission expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jaime Nelson | SWBC MORTGAGE CORP. | 071-04-0-291.00 |
| 100 Minnette Court | 9311 SAN PEDRO #100 | |
| Nashville, TN 37207 | SAN ANTONIO, TX 78216 | |

## 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, **Brady Development Group, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jaime Nelson, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in 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 Brady Development Group, LLC, from Leslie S. Toone Burns and husband Ricardo Burns, by Warranty Deed and recorded on December 27, 2016 of record Instrument Number 20161227-0135499, Registers Office for Davidson County, Tennessee.

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.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 5210, Page 159, Register's Office for Davidson County, Tennessee. Said part of Lot 3111 is also known as Lot No. 311B on the Resubdivision of Shepardwood Part 4, of record in Book 6250, Page 522; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants applying to the Subdivision named Shepardwood, Section IV of record in Book 5015, Page 356, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for 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), 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 11th day of May, 2017.

Brady Development Group, LLC

By: _____

Its: MG MBR

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Danny Brady, Managing Member for **Brady Development Group, LLC**, the ~~within named bargainor~~, a **Texas ~~limited~~ liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Brady Development Grop

Witness my hand and official seal at ~~Brentwood, Tennessee,~~ Plano Texas this the 11th day of May, 2017.

_____
Notary Public

My Commission expires: 10/10/19

FILE NO: 2017045201

HEATHER FARRAR
Notary Public
STATE OF TEXAS
My Comm. Exp. October 10, 2019