THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 05/23/17 15:28 6 pgs
Fees:33.00 Taxes:1628.00
20170523-0051310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of May 2017.

Notary Public
My Commission Expires: March 8, 2020

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Doreen J. Richards 912 Tabitha Lane Old Hickory, TN 37138	New Owner	063 04 0 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

STEPHANIE M. WILSON, STEVEN E. BRADY and GREGORY S. BRADY, as Personal Representatives of the Estate of STEVEN G. BRADY

and

STEPHANIE M. WILSON, a married person and STEVEN E. BRADY, a married person

and

STEPHANIE M. WILSON as Trustee of T/U/W of Steven G. Brady for Benefit of GREGORY S. BRADY

(herein individually and collectively referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

DOREEN J. RICHARDS, unmarried

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 as shown on the Plan of Phase One, Cleveland Hall, of record in Book 11700, page 51, corrected by Surveyor's Certificate of Correction of record in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to STEVE G. BRADY, unmarried, by Warranty Deed from TIMOTHY E. KAHN and wife, MARILYN E. KAHN, dated March 30, 2001, of record in Instrument No. 20010404-0032817, Register's Office for Davidson County, Tennessee. The said STEVE G. BRADY, unmarried, having since died testate on November 17, 2016. Title to this property vested immediately upon the death of STEVE G. BRADY in STEPHANIE M. WILSON, STEVEN E. BRADY, and STEPHANIE M. WILSON, as Trustee of T/U/W for benefit of GREGORY S. BRADY, being the beneficiaries named in the Will of STEVEN G. BRADY. The Will of STEVEN G. BRADY (being one and the same person as Steve G. Brady) dated December 19, 2007 filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-802.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Davidson County taxes for the year 2017 and future years, a lien not yet due and payable;

2. Matters shown on the Plan of record in Book 11700, page 51, corrected by Surveyor's Certificate of Correction of record in Instrument No. 19991209-0301348, said Register's Office;

3. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 11725, page 76, as amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112 and Instrument No. 20120912-0082762 said Register's Office, along with By-Laws attached as "Exhibit B", which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars;

4. Charter of Cleveland Hall Homeowner's Association, Inc. of record in Book 11725, page 70, said Register's Office;

5. Easement for Right of Way to Bellsouth Telecommunications, Inc. of record in Book 11720, page 325, said Register's Office;

6. Easement for Public Utilities – Reserved of record in Book 7844, page 242, said Register's Office;

7. Easement for Water Line of record in Book 7994, page 167 and Book 7994, page 173, said Register's Office;

8. Easement for Sewer and/or Storm Drainage of record in Book 8006, page 677, said Register's Office;

9. Easement for Deed of Highway of record in Book 8068, page 524, said Register's Office;

10. Easement for ingress/egress and public utilities of record in Book 7844, page 249, said Register's Office;

11. Easement for Public Utilities, Drainage and Detention, of record in Book 7844, page 262 and Book 7844, page 272, said Register's Office; and

12. Easement for Drainage and Construction of record in Book 7844, page 268, said Register's Office.

BEING improved property, known as 912 Tabitha Lane, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and/or assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTORS do further covenant and bind themselves, their heirs, successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

This property has not been used as the personal residence of Stephanie M. Wilson, Steven E. Brady or either of their spouses.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23 day of May 2017.

Stephanie M. Wilson

STEPHANIE M. WILSON, Personal Representative
of the Estate of Steven G. Brady

STEVEN E. BRADY, Personal Representative
of the Estate of Steven G. Brady

GREGORY S. BRADY, Personal Representative
of the Estate of Steven G. Brady

Stephanie M. Wilson

STEPHANIE M. WILSON, Individually

STEVEN E. BRADY, Individually

The Trust Under the Will of Steven G. Brady for the Benefit of Gregory S. Brady

By: _____
STEPHANIE M. WILSON, Trustee
for the benefit of Gregory S. Brady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEPHANIE M. WILSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Personal Representative of the Estate of Steven G. Brady, deceased, and that she executed the within instrument, individually, and as such Personal Representative, for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of May 2017.

_____
Notary Public

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEVEN E. BRADY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Personal Representative of the Estate of Steven G. Brady, deceased, and that he executed the within instrument, individually and as such Personal Representative, for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of May 2017.

_____
Notary Public

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

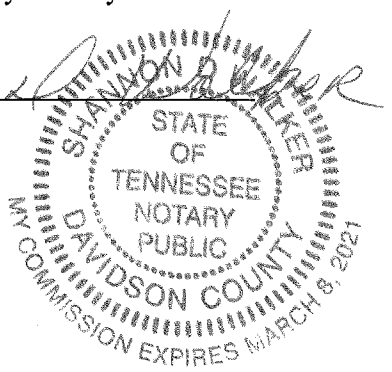
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **GREGORY S. BRADY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Personal Representative of the Estate of Steven G. Brady, deceased, and that he executed the within instrument, as such Personal Representative, for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of May 2017.

Notary Public

My Commission Expires: March 8, 2021



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **STEPHANIE M. WILSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Trust Under the Will of Steven G. Brady for the benefit of Gregory S. Brady, the within bargainor, and that she as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of the Trust Under the Will of Steven G. Brady for the benefit of Gregory S. Brady.

WITNESS my hand and official seal at office, this 23rd day of May 2017.

Notary Public

My Commission Expires: March 8, 2021



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Laurie Mathis Harris, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3-25-18

Laurie Mathis Harris

