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 $126,500.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Brady Development Group, LLC P.O. Box 794043 Dallas, TN 75279	NEW OWNER	150-06-0-102.00

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, **Kenneth R. Eads, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brady Development Group, LLC, a Texas limited liability company,** 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. 139 on the Plan of Cherry Hills, Section 10-A, as of record in Plat Book 4860, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth R. Eads, unmarried, by Warranty Deed from Ronnie A. Richards and wife, Penny L. Richards, dated May 2, 2001 of record as Instrument No. 20010508-0047684, Register's 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 **3108 Rollingstone Drive, Antioch, TN 37013.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 4860, Page 97 and amended by Amendment of record in Book 5777, Page 262; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 5009, Page 329, 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.

BILL GARRETT, Davidson County
Trans:T20170049364 DEEDWARR
Recvd: 06/09/17 10:27 2 pgs
Fees:13.00 Taxes:468.05
20170609-0057971

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 24th day of May, 2017.

Kenneth R. Eads

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 **Kenneth R. Eads,** 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 24th day of May, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017025047