BILL GARRETT, Davidson County
Trans:T20170049478 DEEDWARR
Recvd: 06/09/17 13:15 2 pgs
Fees:13.00 Taxes:695.60

20170609-0058125

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2017.

Notary Public
My commission expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

02-1705-50207

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alfred Brady, Jr. 457 Cedarcliff Road Antioch TN 37013	SAME	150-01-0-244.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Conrad Givers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alfred Brady, Jr. and Kearea Brady, husband and wife and Alan Brady, a married man, all as Joint Tenants With Right of Survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 219, on the Plan of Section 4, Cherry Hills, of record in Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Conrad Givers by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for Carrington Home Equity Loan Trust, Series 2005-NC5 Asset Backed Pass-Through Certificates, dated August 23, 2007, recorded August 29, 2007, of record in Instrument No. 20070829-0103384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 457 Cedarcliff Road, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 7th day of June, 2017.

Conrad Givers

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Conrad Givers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of June, 2017.

Notary Public

My Commission expires:

MARY L DINSMORE
MY COMMISSION EXPIRES
JUNE
26
2020
FORSYTH CO., GEORGIA
NOTARY PUBLIC