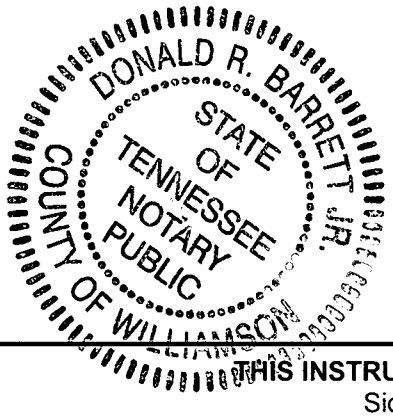
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brady Development Group, LLC	Brady Development Group, LLC	171 07 0 003.00
(NAME)	(NAME)	
18720 Amador Ave	18720 Amador Ave	
(ADDRESS)	(ADDRESS)	
Dallas, TX 75252	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170069236 DEEDWARR
Recvd: 08/10/17 11:07 2 pgs
Fees:13.00 Taxes:610.50

20170810-0081995

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Serena E. Coleman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brady Development Group, LLC, a Texas limited liability company**, hereinafter called the GRANTEE (S), 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 3 on the Plan of Cloverland Acres, Section I, of record in Book 4300, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 3 fronts 183.00 feet on the southerly margin of Cloverland Drive and extends back 294.68 feet on the westerly side and 155.00 feet on the easterly side to a broken line on the rear line which measures 238.31 feet thereon.

Being the same property conveyed to William R. Coleman and wife, Serena E. Coleman by Warranty Deed from William R. Berry, unmarried, dated March 16, 2000 and recorded March 22, 2000 of record in Instrument No. 200003220029362, Register's Office for Davidson County, Tennessee.

William R. Coleman having since deceased December 30, 2010.

This Conveyance is subject to:
All matters shown on the plat of record in Book 4300, Page 132, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Book 4550, Page 872, Amendment recorded as Book 4571, Page 403, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5737 Cloverland Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that we 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 out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 4 day of August, 2017

Serena E. Coleman

State of Tennessee
County of Williamson

Personally appeared before me Serena E. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2017.

Notary Public
My Commission Expires: 8/27/17

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027