RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20170071938 DEEDWARR
Recvd: 08/18/17 12:23 2 pgs
Fees:13.00 Taxes:621.60
20170818-0085112

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16 day of August, 2017, by and between Brady Development Group, LLC, a Texas Limited Liability Company, party of the first part, and Gizachew A Seyoum, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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 all or part of the same property conveyed to Brady Development Group, LLC by virtue of that certain Warranty Deed dated May 24, 2017, and being of record at Instrument No. 20170609-0057971 in the Register's Office of 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4860, Page 97 and amended at Plat Book 5777, Page 262 and restrictions at Book 5009, Page 329 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brady Development Group, LLC
Danny R ~~Brady~~, Managing Member

STATE OF TEXAS)
COUNTY OF Collin)

Before me, Heather Farrar Danny R Brady, a Notary Public of said County and State, personally appeared Danny R Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Brady Development Group, LLC the within named bargainor, a Texas Limited Liability Company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Managing Member.

Witness my hand and seal, at Office, in ~~Nashville, Tennessee~~ Plano, Texas this 16 day of August, 2017.

Notary Public

My Commission Expires: 10/10/19

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

Property Owner & Address:	Gizachew A Seyoum 3108 Rollingstone Drive Antioch, TN 37013
Tax Parcel No	15006010200
Property Address:	3108 Rollingstone Dr Antioch, TN 37013
MAIL TAX BILLS TO:	SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $168,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather Risley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of August, 2017.

Kathy Snider
Notary Public

My Commission Expires:_____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018