RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

**Prepared by:**
**Tennessee Title & Escrow Affiliates, LLC**
**7105 Crossroads Blvd, Suite 101**
**Brentwood, TN 37027**

Bill Garrett Davidson County
Batch# 8857 DEEDWARR
10/05/2017 10:52:10 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20171005-0102361

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $329,000.00**

**Affiant**

**Subscribed and sworn to before me, this 4th day of October, 2017.**

**Notary Public**
**My commission expires:** 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

**Address of New Owner:**
Scott F. Booth
488 Ellenwood Drive
Nashville, TN 37211

**Send Tax Bills to:**
New owner

**Tax Identification**
161-02-0-037.00

## 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, **Brady Development Group, LLC, dba Basin Properties,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jordie M. DeGarlais-Booth and Scott Booth, wife and husband**, 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. 71 on the Plan of McMurray Hills Subdivision, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 73.8 feet on the northeasterly margin of Ellenwood Drive, and extends back 141.1 feet on the southeasterly line and 142.5 feet on the northwest line to a dead line in the rear, measuring 85.3 feet thereon.

Being the same property conveyed to Brady Development Group, dba Basin Properties, from Yvonne Ruth Yates, by Warranty Deed and recorded on December 20, 2016 of record Instrument Number 20161220-0133464, 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 **488 Ellenwood Drive, Nashville, TN 37211.**

This conveyance is subject to the following: (1). All matters appearing on the Plan of record in Book 3700, Page 5; (2). Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Deed Book 3882, Page 846, 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 being of record in the Register's Office for 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), 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 4th day of October, 2017.

Brady Development Group, LLC, dba Basin Properties

By: _____
Danny R. Brady
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Danny R. Brady, Managing Member of Brady Development Group, LLC, dba Basin Properties,** the within named bargainor, **a Texas limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Managing Member**.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of October, 2017.

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2017085460

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020