Bill Garrett Davidson County
Batch# 26325 DEEDWARR
11/16/2017 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $652.37
20171116-0117795

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 15th day of November, 2017, by and between Margaret J Harlan, and husband Milton J Harlan, party of the first part, and Brady Development Group, LLC, a Texas Limited Liability Company, 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:

All that parcel of land in County of Davidson, State of Tennessee as more fully Described in Document 1392 page 290 and bring more particularly described as follows:
Land in Davidson County, Tennessee, being two tracts of land in said County and state, being lot Nos 7 and 12 the plan of Nawakwa Hills Annex, Section 2, a Subdivision of part of the L.J. Gee Estates, not of record, described according to a survey made by Steve Draper, surveyor, May 11, 1964, as follows:

Tract No. 1:
Being Lot No. 7 on the above mentioned survey as follows: Beginning at a point on the Northerly margin of Nawakwa trail at the Southeast corner of the property conveyed to Robert Ann Tharp by deed from A.A. Colebrooke and wife, of record in book 3825 page 585 and page 589, register' s Office for said county thence with Tharpe's East line, North 23 degrees 10' West 150 feet to a point, being the Northeast Corner of Lot No. 6 on said survey: thence North 67 degrees East with the common line between Lots Nos. 7 and 12 on said survey, 150 feet to a point, being the Northwest corner of Lot No. 8 on said survey; thence South 33 degrees 10' East with the common line between Lots Nos. 7 and 8 on said survey 150 feet to the Northerly margin of Nawakwa trail; thence with said margin, South 67 degrees West 150 feet to the point of beginning.

Tract No. 2:
Being Lot No. 12 on the above mentioned survey as follows: Beginning at a Point In The Southerly Margin of Tacoma Trail, Said point being the Northeasterly corner of Lot No. 14 on said survey and the property conveyed to Robert Ann Tharp by deed from A.A. Colebrooks and wife, of record in Book 3825 page 585 and page 589 register's office for said county; thence with the Southerly margin of Tacoma Trail, North 67 degrees East 150 feet to a point said point being the Northwesterly corner of lot No. 11 on said survey; thence with the common line between Lot No. 12 and Lot Nos 11 and 13 on said survey, North 23 degrees 10 West 150 feet to the point of beginning.

Being all or part of the same property conveyed to Being the same property conveyed to Margaret J. Harlan by Quitclaim deed from Margaret Jo AN Graham Harlon A/K/A Margaret J. Harlan of record in Instrument No. 20080328-0031470 Register's Office for Davidson County, Tennessee, dated January 31, 2008 and recorded on March 28, 2008.

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 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record 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.

Margaret J Harlan

Milton J Harlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Margaret J Harlan and Milton J Harlan, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Brady Development Group, LLC
PO Box 260124
Plano, TX 75026

Tax Parcel No 06301000600

Property Address: 602 Nawakwa Trail
Madison, TN 37115

MAIL TAX
BILLS TO: Owner at owner's address

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 $176,315.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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