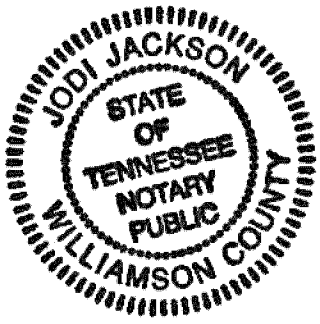
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua P. Tenisci	Franklin American Mortgage Company	133 05 0B 001.00
(NAME)	(NAME)	
3514 A Saindon Street	6100 Tower Circle , Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley Scott, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua P. Tenisci, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 1 of the 3514 Saindon Street Cottages as shown in the Declaration of Covenants, Conditions, and Restrictions for 3514 Saindon Street Cottages, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201611100119134, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Timothy Clay and wife, Regina G. Clay by Warranty Deed from William E. Coltharp and Dorothy M. Coltharp Joint Revocable Living Trust dated February 18, 1998 and recorded March 03, 1998 in Book 10819, Page 115, in said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Bradley Scott, LLC, a Tennessee Limited Liability Company by Warranty Deed from Timothy Clay and Regina G. Clay, as husband and wife dated July 29, 2016 and recorded August 01, 2016 as Instrument No. 20160801-0078903, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-180864FC

Bill Garrett Davidson County
Batch# 68954 DEEDWARR
03/14/2018 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180314-0024042

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3514 A Saindon Street, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said Grantees that we 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; 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 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 our hands this 12TH day of MARCH, 2018

Bradley Scott, LLC

BY: _____
Bradley Scott Troxel
Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Troxel FMD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bradley Scott, ~~LLC~~, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-180864FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

