STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 73675 DEEDWARR
03/27/2018 10:30:11 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180327-0028511

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 7.2.18
File No. G18-1318D

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Braden Development, LLC (NAME)	Braden Development, LLC (NAME)	72-9-217
P. O. Box 918 (STREET ADDRESS)	P. O. Box 918 (STREET ADDRESS)	
Goodettsville, TN 37070 (CITY) (STATE) (ZIP)	Goodettsville, TN 37070 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joel M. Williams, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Braden Development, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded Map showing the subdivision of Lot No. 24 on the map of EAST HILL ADDITION, as of record in Book 332, Page 33, of said Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joel M. Williams from Mary Ann Hunt, Unmarried, by Warranty Deed dated June 30, 1998, in Book 11015, Page 217, in the Register's Office for Davidson County, Tennessee.

Carolyn Williams joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 332, page 33, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 814 Delmas Avenue, Nashville, TN 37216.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 23rd day of March, 2018.

Joel M. Williams — March 23, 2018 Date

Carolyn Williams — March 23, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joel M. Williams and Carolyn Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of March, 2018.

My Commission Expires:_____

Notary Public

SUMNER COUNTY
D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066