Bill Garrett Davidson County
Batch# 101054 **DEEDWARR**
06/06/2018 12:47:01 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180606-0054288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL ALLEN HOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady Development Group, LLC , a Texas Limited Liability Company	NEW OWNER (NAME)	
932 Elvira Ave (ADDRESS)	(ADDRESS)	051-13-0-009.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adeel and Sam Rentals, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brady Development Group, LLC , a Texas Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS;

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF WALTON LANE ESTATES OF RECORD IN PLAT BOOK 5200, PAGE 551, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ADEEL & SAM RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM LANDON PRICE BARNES, A MARRIED MAN AND DOUGLAS WILKENING, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20150821-0084747, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3512 Slate Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 5th day of June, 2018.

WARRANTY DEED
(Continued)

Adeel and Sam Rentals, LLC, a Tennessee Limited Liability Company

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Adeel & Sams Rentals LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Adeel & Sams Rentals LLC as Member.

Witness my hand and official seal, at office, on this the 5th of June, 2018.

_____
Notary Public

My commission expires: 1/29/2012

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072