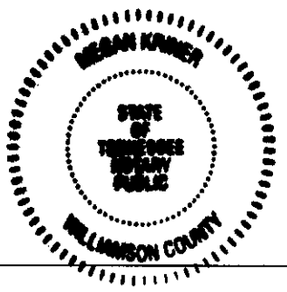
# WARRANTY DEED




STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

*Affiant*

Subscribed and sworn to me on 06/22/18.

NOTARY PUBLIC
My Commission Expires:

Bill Garrett Davidson County
Batch# 109489 DEEDWARR
06/27/2018 11:01:03 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20180627-0061940

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Brady's Infinite Solutions, LLC<br>835 Harrisburg Lane<br>Mount Juliet, TN 37122 | Same as Owner | 150-06-0-062.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Freda J Moody, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brady's Infinite Solutions, LLC, A Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a single unnumbered lot unknown as Culver Park as shown on the plan of record in Book 4715, Page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 159.24 feet along Anderson Road and extends back 187.54 feet along the West line and 244.53 feet along the East line to the rear line, measuring 179.62 feet thereon.
>
> Being the same property conveyed to William B. Moody and wife, Freda J. Moody by Warranty Deed from Janice Hoffmann F/K/A Janice W. Blansett, a widow, recorded on the 16th day of March, 1994 in Deed Book 9280, Page 440, as re-recorded in Deed Book 9287, Page 688, in the Register's Office of Davidson County, Tennessee. The said William B. Moody died on January 27, 2018 leaving Freda J. Moody the sole surviving tenant by the entirety.
>
> This is improved property known as 3064 Anderson Road, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 06/22/18.

Freda J Moody
**By: Brandi Dayne Boyd, Attorney in Fact**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 06/22/18, before me personally appeared Brandi Dayne Boyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument on behalf of Freda J. Moody and who acknowledged that she executed the same as the free act and deed of Freda J. Moody. .

Witness my hand and official seal on 06/22/18

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY