Bill Garrett Davidson County
Batch# 113163 DEEDWARR
07/06/2018 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20180706-0065648

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF July, 20 18

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R Brady and Megan Brady	owners at property	
(NAME)	(NAME)	
602 Nawakwa Trail	address	06301000600
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Brady Development Group, LLC, at Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R Brady and Megan Brady**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, 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 the same property conveyed to Brady Development Group, LLC by virtue of that certain Warranty Deed dated November 15, 2017, and being of record at Instrument No. 20171116-0117795 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 602 Nawakwa Trail Madison, TN 37115
(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 hand this 5th day of July, 2018.

Brady Development Group, LLC

Danny R Brady, Managing Member

STATE OF TEXAS
COUNTY OF Comal

Before me, ~~[illegible]~~ (name of notary), a Notary Public of said County and State, personally appeared Danny R Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Brady Development Group, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of Brady Development Group, LLC by himself as Managing Member.

WITNESS my hand and official seal at office this 5th day of July, 2018.

Notary Public

My Commission Expires: April 4 2021

MINA ORTIZ
NOTARY PUBLIC - STATE OF TEXAS
ID # 12525228-8
COMM. EXP. 04-04-2021

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.

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