WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147466 **DEEDWARR**
10/01/2018 03:22:14 PM 2 pgs
Fees: $13.00 Taxes: $850.63

20181001-0097321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF SEPTEMBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 03-09-2022

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
Anna Marie McBride	Land Home Financial Services, Inc.	
(NAME)	(NAME)	
3803 Moss Rose Drive	1355 Willow Way, Suite 250	NEW M&P: 073060B00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Concord, CA 94520	
(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, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Marie McBride, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit "B" 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180918-0092646, Register's Office for Davidson County, Tennessee, to which reference is hereby made and Amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181001-0097320 in the Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180918-0092646, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Brady Development Group, LLC by virtue of that certain Warranty Deed, dated March 5, 2018, and being of record at Instrument No. 20180306-0020931 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 3803 Moss Rose Dr. Nashville, TN 37216
(unimproved _)
(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 26TH day of September, 2018.

BRADY DEVELOPMENT GROUP, LLC

Danny R Brady, Managing Member

STATE OF TN
COUNTY OF Davidson

Before me, Venikkia Branch, 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 26 day of September, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/15