398

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152501 **DEEDWARR**
10/18/2018 01:52:10 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20181018-0103561

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-9-22

(AFFIX SEAL)

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 9, 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
Alex Jacobson and Harleigh Jacobson	CapStar Bank	
(NAME)	(NAME)	13303002900
	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
	Nashville TN 37215	
(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, **Brady Development Group, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Alex Jacobson and wife, Harleigh Jacobson,** husband and wife 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. 85 on the Plan of Section One Southlake, of record in Book 2083, Page 58, Register's Office for Davison County, Tennessee.

Said Lot No. 85 fronts 67 feet on the westerly margin of Holbrook Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Grantor by virtue of that certain Warranty Deed of record at Instrument No. 20171016-0105735 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.

unimproved _
This is improved x property, known as 3221 Holbrook Dr. Nashville, TN 37211
(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 18th day of October, 2018.

Brady Development Group, LLC

By: Danny R. Brady, Managing Member

STATE OF TEXAS
COUNTY OF Collin

Before me, Heather Farrar 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 18th day of October, 2018.

Notary Public

My Commission Expires: 10/10/19

HEATHER FARRAR
Notary Public
STATE OF TEXAS
My Comm. Exp. October 10, 2019