Karen Y Johnson Davidson County
Batch# 179152 DEEDWARR
12/31/2018 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20181231-0126391

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gabriel William Luis and Qifei Pan	Legacy Home Loans	155 08 0C 027.00
(NAME) 504 Autumnwood Ct	(NAME) 4004 Hillsboro Pk 2168	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joanie R. Brady and Terry E. Brady**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gabriel William Luis and Qifei Pan, 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:

Being Lot No. 27 on the Plan of Poplar Creek Estates, Phase 2, as shown on the plat of record in Plat Book 6900, Page 339 through 347 and Revised in Plat Book 7900, Page 888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry E. Brady and Joanie R. Brady, husband and wife by Deed from Karen Bohannon, unmarried dated May 28, 1999 and recorded June 7, 1999 in Book 11514, Page 546, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 504 Autumnwood Ct, Nashville, TN 37221

File Number: GRN-189695SSO

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 our hands this 28th day of December, 2018

Joanie R. Brady, by [signature] as Attorney in Fact
Joanie R. Brady, by Wayne Thomas as attorney in fact

Terry E. Brady, by [signature] as Attorney in Fact
Terry E. Brady, by Wayne Thomas as attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanie R. Brady and Terry E. Brady , as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Joanie R. Brady and Terry E. Brady, for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2018.

[signature]
Notary Public

My Commission Expires: 3/8/2022

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-189695SSO

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts

Notary Public

My Commission Expires: 8/29/20

