Karen Johnson Davidson County
Batch# 186781 DEEDWARR
01/22/2019 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $55.50
20190122-0006163

SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2019

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BR Real Estate Holdings, LLC.	BR Real Estate Holdings, LLC	107 09 0 081.00
(NAME) 939 Patricia Drive	(NAME) 11205 Lebanon Road, #37	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Michelle L. Reed, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto BR Real Estate Holdings, LLC, a South Carolina limited liability company, hereinafter called the GRANTEE(S), their 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. 1 on the Plan of W.C. Ridley Subdivision being a Re-Subdivision of Lot No. 17 on the Map of Patricia Heights, Section One, of record in Book 5190, Page 532, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle L. Reed, an unmarried woman by Warranty Deed from James Winston Ridley, married dated November 29, 2011 and recorded November 30, 2011 of record in Instrument No. 20111130-0093218, in the Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 2331, Page 131 and Plat Book 5190, Page 532, in the Register's Office for Davidson County, Tennessee; and Amendment to Restriction is recorded in Book 6045, Page 421 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 939 Patricia Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 34123?
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18 day of January, 2019.

Michelle L. Reed

State of WISCONSIN
County of DANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle L. Reed, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2019.

Notary Public:
My Commission Expires: 03/18/21

YESENIA CASTILLO GARCIA NOTARY PUBLIC STATE OF WISCONSIN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County