This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 190388 DEEDWARR
01/31/2019 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20190131-0009366

State of Tennessee}
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 172,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of January, 2019

Notary Public

My Commission expires 5/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:

Braden Development, LLC
PO Box 918
Goodlettsville, TN 37070

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 07210032800

WARRANTY DEED

19NT00046

Effective the 29th Day of January, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James B. Wright and wife, Mary Wright

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

Braden Development, LLC

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Charles U. Coggins First Addition to Nashville, as of record in Book 421, Page 33, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the Easterly side of Chase Avenue and runs back between parallel lines, 156 feet to an alley.

Being the same property conveyed to James B. Wright and wife, Mary Wright, by Quit Claim Deed from James B. Wright, dated and recorded 10/07/2009 as Document No. 20091007-0093391, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1631 Chase St, Nashville, TN 37216.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29th Day of January, 2019.

James B. Wright

James B. Wright
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **James B. Wright**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29th Day of January, 2019.

Notary Public

My commission expires: 5/15/21

SILVIA BERMUDEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SILVIA BERMUDEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Mary Wright

Mary Wright
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mary Wright**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29th Day of January, 2019.

Notary Public

My commission expires: 5/15/21

SILVIA BERMUDEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

