Karen Johnson Davidson County
Batch# 193330 DEEDWARR
02/08/2019 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20190208-0012207

# WARRANTY DEED

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
07/06/2020
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

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

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Bradley Scott, LLC | Bradley Scott, LLC | 148050C00200CO |
| (NAME)<br>324 Dade Drive | (NAME)<br>2912 Oakland AVe | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS)<br>Nashville, TN 37212 | |
| (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, **Matthew Levi Collins, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Scott, LLC**, 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:

Unit B of the Homes at 322 Dade Drive as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 322 Dade Drive, a horizontal property regime with private elements and no general common elements of recorded as Instrument No. 20180629-0063415 as amended as Instrument No. 20180815-0080638, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Matthew Levi Collins and Rogerio Hideki Shibata, husband and husband by Warranty Deed from Austin David McGee, unmarried and Bill D. McGee, married dated September 20, 2016 and recorded September 22, 2016 as Instrument No. 20160922-0099872, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Levi Collins by Quitclaim Deed from Rogerio Hideki Shibata, dated January 31, 2019, and recorded contemporaneously herewith as Instrument No. ———201902080012206———, in the 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.

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unimproved ☐
This is improved ☒ property, known as **324 Dade Dr, Nashville, TN 37211**

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 31st day of January, 2019.

**Matthew Levi Collins**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew Levi Collins, the bargainor, 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, this the 31st of January, 2019.

Notary Public

My Commission Expires: 07/06/2020

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

(SEAL)

File Number: GRN-1900436FC

# True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose sighature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019