Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson
Batch# 197228
02/20/2019 02:32:55 PM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20190220-0015458

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this 15TH day of February, 2019.

Notary Public

My Commission Expires: _____

19-0003

Address of New Owner:	Send Tax Bills to:	Tax Information:
Case Roland Bradford	F&M Bank	
512 B Rosedale Avenue	10 Cadillac Dr. St. 100	118-04-P-002.00-CO
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in 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, we

Nash Properties, LLC, a Tennessee limited liability company,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Case Roland Bradford and Katie Tyson Graham, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 512B of 512 Rosedale Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 512 Rosedale Avenue, a Horizontal Property Regime With Private Elements of record at Instrument No. 20180727-0073476, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings there of; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to Nash Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated July 13, 2018 from Delvin L. Haislip, unmarried, recorded July 18,

2018 at Instrument No. 20180718-0070045 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **512 B Rosedale Avenue, 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 15th day of February, 2019.

Nash Properties, LLC

By: Kristina Nash, Member
Kristina Nash, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Kristina Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Member of Nash Properties, LLC, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of February, 2019.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY