WARRANTY DEED

Karen Johnson Davidson County
Batch# 213609 **DEEDWARR**
04/03/2019 02:35:32 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20190403-0030413

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Gentry	newOwner	
(NAME)	(NAME)	07215029300
216 McKennell Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brady Development Group, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Amanda Gentry**, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 216 of 216 and 218 McKennell Townhomes, 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 216 and 218 McKennell Townhomes of record in Instrument Number 20190220-0015425, in the 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 thereof; said Unit being depicted on Exhibit attached to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Brady Development Group, LLC by virtue of that certain Warranty Deed dated May 25, 2018, and being of record at Instrument No. 20180529-0051223 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20180529-0051223 in the Register's Office of Davidson County, Tennessee**, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved unimproved x property, known as 216 McKennell Dr. Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-19-216

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of March, 2019.

Brady Development Group, LLC

By: Danny R Brady, Managing Member

STATE OF TEXAS
COUNTY OF Collin

Before me, _____, a Notary Public of said County and State, personally appeared Danny R Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Brady Development Group, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of Brady Development Group, LLC by himself as Managing Member.

WITNESS my hand and official seal at office this 22nd day of March, 2019.

Notary Public

My Commission Expires: 10/10/19

HEATHER FARRAR
Notary Public
STATE OF TEXAS
My Comm. Exp. October 10, 2019