Karen Johnson Davidson County
Batch# 213669 DEEDWARR
04/03/2019 03:07:26 PM 2 pgs
Fees: $13.00 Taxes: $591.63
20190403-0030498

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF MARCH, 2019

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(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
Penny Lynn Manly (NAME)	SWBC MORTGAGE CORP (NAME)	
3514 Slate Dr. (ADDRESS)	9311 SAN PEDRO AVE, STE 100 (ADDRESS)	051130B00200CO
Nashville TN 37216 (CITY) (STATE) (ZIP)	SAN ANTONIO, TX 78216 (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 **Penny Lynn Manly,** 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:

Land situated in Davidson County, Tennessee being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 3512 Slate Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180808-0078064, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to a portion of the property conveyed to Brady Development Group, LLC by virtue of that certain Warranty Deed dated June 5, 2018, and being of record at Instrument No. 20180606-0054288 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. 20180808-0078064, in the Register's Office of Davidson, Tennessee , and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3514 Slate Dr. Nashville, TN 37216
(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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of March, 2019.

Brady Development Group, LLC

By: Danny R Brady, Managing Member

STATE OF TEXAS
COUNTY OF

Before me, Heather Farrar, 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 Comapany, 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 29th 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