Karen Johnson Davidson County
Batch# 242562 DEEDWARR
06/12/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190612-0056561

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420412**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00 April Alderman Affiant Subscribed and sworn to before me, this 24th day of May, 2019. KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 2/20/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BRG, LLC 174 Saundersville Rd #301 Hendersonville, TN 37075	174 Saundersville Rd. #301 Hendersonville, TN 37075	Tax Parcel ID No. 131-03-0-142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris Pardue, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRG, LLC a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 35 on the unrecorded portion of the Plan of Birdhaven, described as follows:

Beginning at a point on the Southerly margin of Shackleford Road, 104.4 feet, more or less, East of the center line of Glendale Lane or Lone Oak Road, being the corner of Lots 34 and 35; thence with the Southerly margin of Shackleford Road, Eastwardly 70.5 feet to the corner of Lots Nos. 35 and 36; thence with the line between said two lots, Southwardly 183.5 feet to the Northerly line of the Neil Hunt Subdivision, as of record in Book 974, Page 19; thence with said line, Westwardly 70 feet to a point 104 feet East of the center line of Glendale Lane or Lone Oak Road; thence Northwardly 191.7 feet to the beginning.

Being the same property conveyed to Chris Pardue, a married man by Warranty deed from Urban Living Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20110406-0026668 Register's Office for Davidson County, Tennessee, dated March 14, 2011 and recorded on April 06, 2011.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 19, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1108, Page 693, Book 1129, Page 321 and Book 6104, page 64, in the Register's Office for Davidson County, Tennessee, but

omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1819 Shackleford Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2019.

Chris Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Pardue, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2019.

CHAD PERKINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____

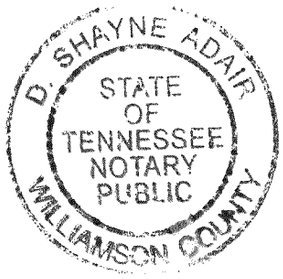
True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



D. Shayne Adair