Prepa
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 242623 DEEDWARR
06/13/2019 08:19:44 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20190613-0056624

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me this 7th day of June, 2019

Notary Public

My commission expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Bradley	NEW OWNER	**135120A02000CO and 135120A06400CO**
2041 Nashboro Boulevard		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Anderson Real Estate Investments, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Bradley and Kelsey Bradley, husband and wife

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:

Land in Davidson County, Tennessee, described as follows: a certain condominium apartment in Davidson County, Tennessee, being Unit No. 2041 and Garage Unit No. 2041 G of Nashboro Village 12 Condominiums of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anderson Real Estate Investments, LLC, a Limited Liability Company, by Warranty Deed from Wilbur E. Rickman, Trustee of Linda R. Brewer Revocable Living Trust dated July 8, 2016, dated March 12, 2019, of record in Instrument No. 20190315-0023682, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 4827, page 30, amended in Book 6153, page 252, Instrument No. 20090603-0051209, said Register's Office.

Charter for Nashboro Village Twelve Condominiums of record in Book 4828, page 829, said Register's Office.

By-Laws of record in Book 4827, page 47, said Register's Office.

Easements of record as Instrument No. 20140114-0003778, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2041 Nashboro Boulevard, Nashville, TN 37217.

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 in 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.

Anderson Real Estate Investments, LLC

By: M. S. A. Member Date: 6/7/19
Michael S. Anderson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Michael S. Anderson,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged themselves to be the **Member** of **Anderson Real Estate Investments, LLC** , the within named bargainor, and as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Michael S. Anderson** as such **Members** and attesting the same.

Witness my hand and official seal at office at Nashville , Tennessee, on this 7 day of June, 2019

Notary Public

Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY