WARRANTY DEED

Karen Johnson Davidson County
Batch# 243276 DEEDWARR
06/14/2019 08:03:41 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190614-0057148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

MEGAN ROSS BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Megan Bain, Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shanna Henderson, a single woman	Shanna Henderson, a single woman	072154L00200CO
(NAME) 218 McKennel Drive	(NAME) 218 McKennel Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thousand And No/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRADY DEVELOPMENT GROUP LLC,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SHANNA HENDERSON, A SINGLE WOMAN,
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:

UNIT 218 OF 216 AND 218 MCKENNELL TOWNHOMES, A HORIZONTALPROP. REGIME WITH PRIVATE ELEMENTS; ESTABLISHED IN DECLARATION OFCOVENANTS, CONDITIONS AND RESTRICTIONS AT 20190220-001542

Being the same property conveyed to Brady Development Group, LLC, a Texas Limited Liability Company by Jimmy R. Holt in an instrument dated May 25, 2018 and recorded May 29, 2018 in Register's Office of Davidson County, Tennesseeat at Instrument No. 20180529-0051223.

unimproved ☐
This is ☒ property, known as 218 McKennel Drive, Nashville, TN 37206
improved

(House No.) (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 our hands this 31st day of May, 2019.

Brady Development Group LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , known to me (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the of Brady Development Group LLC and acknowledged that such person executed the same on behalf of Brady Development Group LLC, with authorization to do so from Brady Development Group LLC.

Sworn to and subscribed before me this the 31st day of May, 2019

Megan Ross Bain My Commission Expires: May 9, 2023
NOTARY PUBLIC

MEGAN ROSS BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY