WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

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

File No.: 19-0020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shaun Johnson	FIRST NAT'L BANK OF MIDDLE TN	051130B00100CO
(NAME)	(NAME)	
3512 Slate Dr. Lot 7	1608 WILLIAMS DR STE 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Seven Thousand And No/100 Dollars ($157,000.00), 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, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAUN JOHNSON, AN UNMARRIED MAN**, 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 situated in Davidson county, Tennessee being Unit A, as established in Declarations 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 a portion of the same property conveyed to Adeel & Sams Rentals, LLC by Warranty deed from Landon Price Barnes, a married man and Douglas Wilkening, a married man of record in Instrument No. 20150821-0084747 Register's Office for Davidson County, Tennessee dated August 11, 2015 and recorded on August 21, 2015.

Karen Johnson Davidson County
Batch# 250492 **DEEDWARR**
06/28/2019 03:55:42 PM 2 pgs
Fees: $13.00 Taxes: $580.90

20190628-0063264

Being a portion of the same property conveyed to Brady Development Group, LLC by Warranty deed from Adeel and Sams Rentals, LLC of record in Instrument No. 20180606-0054288 Register's Office for Davidson county, Tennessee, dated June 5, 2018 and recorded on June 6, 2018.

This improved property is known as 3512 Slate Drive, Lot 7, Nashville, TN 37216

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 27 day of June, 2019.

Brady Development Group, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, Mike Brady, 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 26th day of June, 2019

Nacole Bradley — My Commission Expires: 7/2022

NOTARY PUBLIC

