Karen Johnson Davidson County
Batch# 252035 DEEDWARR
07/02/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20190702-0064805

# WARRANTY DEED

CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Toro Title, LLC, ,

File No.: 19-0001

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Stephen M. Threet | Stephen M. Threet | |
| (NAME) 441 Tusculum Road | (NAME) 441 Tusculum Road | 161-03-0-080.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), 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, **STEPHEN M. THREET, 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 in Davidson County, Tennessee, being Lot No. 3 on the Plan of McMurray Meadows, Section 1 of record in Book 5060, Page 1, in the Registar's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brady Development Group, LLC, a Texas limited liability company by Warranty Deed, dated November 9, 2018 of record in Instrument No. 20181109-0111176, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 441 Tusculum Road, Nashville, TN 37211
(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 28 day of June, 2019.

Brady Development Group, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF Sumner

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 28th day of june, 2019

Nacole Bradley My Commission Expires: 7/2022
NOTARY PUBLIC



Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (if on paper)