WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/15/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 253932 DEEDWARR
07/09/2019 08:41:13 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20190709-0066519

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

File No.: 19-0021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shannon Crawford and Rhea Ann Scott-Baker	Shannon Crawford and Rhea Ann Scott-Baker	147-15-0-007.00
(NAME) 7130 Nolen Park Circle	(NAME) 7130 Nolen Park Circle	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), 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 SHANNON CRAWFORD, UNMARRIED AND RHEA ANN SCOTT-BAKER, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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. 466, on the plan of WHISPERING HILLS, SECTION II-C, of record in Plat Book 2663, Pages 66 and 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda J. Pewitt to Brady Development Group, LLC, a Texas limited liability company by Warranty Deed dated 2/14/19 and being of record at Instrument No. 20190215-0014251, in Register's Office of Davidson County, Tennessee.

unimproved ☐
This is ☒ property, known as 557 Whispering Hills Drive, Nashville, TN 37211
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.

Easement for Sanitary Sewer/Storm Drainage, filed for record in Book 6099, Page 296, in the Register's Office for Davidson County Tennessee.

Witness our hands this 2nd day of July, 2019.

Brady Development Group, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 2nd day of July, 2019

_____ My Commission Expires: May 9, 2023
NOTARY PUBLIC

MEGAN ROSS BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY