WARRANTY DEED

Karen Johnson Davidson County
Batch# 258451 DEEDWARR
07/18/2019 09:32:34 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20190718-0070253

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$10.00~~ 287500.00

Elizabeth C McDaniel
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 12TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

File No.: 19-0022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Celyna S. Garcia Rodriguez and Juan A. Garcia Rodriguez	Celyna S. Garcia Rodriguez and Juan A. Garcia Rodriguez	75 11 027.00
(NAME) 4343 Baton Rouge Drive	(NAME) 4343 Baton Rouge Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CELYNA S. GARCIA RODRIGUEZ, AN UNMARRIED WOMAN AND JUAN A. GARCIA RODRIGUEZ, AN UNMARRIED MAN, AS TENANTS IN COMMON 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. 445 on the Plan of Section 2, Highlands of Tulip Grove of record in Plat Book 4675, Page 93, and amended in Instrument No. 20051005-0120303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete descriptions of the property.

Being the same property conveyed from Alison Rodgers and Allen Rodgers, Jr., wife and husband and Tomahawk Properties, LLC, a Tennessee limited liability company to Brady Development Group, LLC, a Texas limited liability company by Warranty Deed dated 01/25/19, recorded on 02/07/19 and being of record at Instrument No. 20190207-0011630, in Register's Office of Davidson County, Tennessee.

unimproved ☐
This is ☒ property, known as 4343 Baton Rouge Drive, Hermitage, TN 37076
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.

Deed Restrictions recorded at Book 5063, Page 37, in the said Register's Office.

Witness our hands this 11th day of July, 2019.

Brady Development Group, LLC

BY: _____
Dan Brady, Member

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, Dan 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 a Member 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 11 day of July, 2019

_____ My Commission Expires: 10/10/19
NOTARY PUBLIC

HEATHER FARRAR
Notary Public
STATE OF TEXAS
My Comm. Exp. October 10, 2019