WARRANTY DEED

Karen Johnson Davidson County
Batch# 265432 DEEDWARR
08/02/2019 08:30:10 AM 2 pgs
Fees: $13.00 Taxes: $558.70

20190802-0076372

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2019.

Megan Ross Bain
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
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brady Development Group, LLC	Brady Development Group, LLC	
(NAME) PO Box 260124	(NAME) PO Box 260124	015 083.00
(ADDRESS) Plano, TX 75026	(ADDRESS) Plano, TX 75026	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty One Thousand And No/100 Dollars ($151,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CATHY LOGAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRADY DEVELOPMENT GROUP, LLC A TEXAS LIMITED LIABILITY COMPANY,
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 part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plat Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, October 13, 1960, and John Kohl & Company, P.C., dated June 1, 1992, as follows:

BEGINNING at a point in Union Hill Road, the southeast corner of the tract conveyed to George Robert Milliken, by deed of record in Book 2241, page 601, Register's Office for Davidson County, Tennessee; thence with Union Hill Road, north 37 degrees 30 minutes east 530 feet to a point; thence north 31 degrees east 125 feet to a point; thence leaving Union Hill Road, north 73 degrees 30 minutes west 420 feet to a point in G.R. Milliken's easterly line; thence with Milliken's easterly line, south 4 degrees 30 minutes east 230 feet to a point and south 1 degree east 425 feet to the point of beginning, containing 2.89 acres, more or less.

Being the same property conveyed to Cathy Renee' Logan by Warranty Deed, dated June 30,1992, from George R. Hayes and wife, Judy F. Hayes, recorded in Book 8665, Page 121, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is ☒ property, known as 2856 Union Hill Rd, Joelton, TN 37080
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 11th day of July, 2019.

Cathy Logan

Cathy Logan

STATE OF GEORGIA

COUNTY OF Cobb

On this 11th day of July, 2019, before me personally appeared Cathy Logan known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed. Sworn to and subscribed before me this the 11th day of July, 2019.

NOTARY PUBLIC My Commission Expires: 3.22.21

KANE ST JOHN NOTARY PUBLIC EXPIRES GEORGIA MARCH 22, 2021 COBB COUNTY