This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 270030 DEEDWARR
08/12/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20190812-0080325

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 150,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th day of August, 2019.

Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Brady Development Group LLC
PO Box 140241
Irving, TX 75214
SEND TAX BILLS TO:
Brady Development Group LLC
PO Box 140241
Irving, TX 75214

MAP AND PARCEL NUMBER: Tax ID #: 11906029400

WARRANTY DEED

19NT00654

Effective the 8th day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tom Fuqua, Unmarried

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,** Tennessee, described as follows, to wit:

TRACT 1:
BEING Lot No. 22 on the Plan of Rosewood Estates, Section 2, as of record in Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Tom Fuqua, Unmarried, by Warranty Deed from Martin B. Bradley, Trustee of The Martin B. Bradley Revocable Trust Agreement, Dated April 4, 1994, dated 08/06/1997 and recorded 08/07/1997 in Book 10561, page 241, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 14 Jay St, Nashville, TN 37210.

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. We do covenant with 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, expect for those matters

appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8th day of August, 2019.

Tom Fuqua

State of **TENNESSEE**
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tom Fuqua** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 8th day of August, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: