WARRANTY DEED

Karen Johnson Davidson County
Batch# 279953 **DEEDWARR**
09/03/2019 03:14:26 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20190903-0088723

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

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

File No.: 19-0027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abigail Elizabeth Plemmons, and Rita Elizabeth Treanor Plemmons	Abigail Elizabeth Plemmons and Rita Elizabeth Treanor Plemmons	073-06-0zc-001.00CO
(NAME) 3805 Moss Rose Drive	(NAME) 3805 Moss Rose Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), 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 **ABIGAIL ELIZABETH PLEMMONS, AN UNMARRIED WOMAN, AND RITA ELIZABETH TREANOR PLEMMONS, AN UNMARRIED WOMAN, 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 Unit A of 3805 & 3807 Moss Rose Townhomes, A Horizontal Property Regime with private elements, Established Pursuant to the Declaration of Covenants., Conditions and Restrictions recorded in Instrument No. 20190801-0076298.

Being the same property conveyed to Brady Development Group, a Texas Limited Liability Company, by Warranty Deed from Ronald Keith Jackson, unmarried and being of record at Instrument No. 20181029-0106819.

unimproved ☐
This is ☒ property, known as 3805 Moss Rose Drive, Nashville, TN 37216
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.

This conveyance is subject to Easements at Book 4193, Page 447, Book 2197, Page 213, shared driveway easement at Book 5201, Page 255 and all easements, restrictive covenants and conditions, and all other matter of record, including all items set out on any applicable plat of record.

Witness our hands this 16th day of August, 2019

Brady Development Group, LLC

BY: _____
Danny R. Brady, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Danny R. Brady, Managing Member of Brady Development Group, LLC, 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 Managing 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 16th day of August, 2019

_____ My Commission Expires: May 9, 2023
NOTARY PUBLIC

MEGAN ROSS BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY