WARRANTY DEED

Karen Johnson Davidson County
Batch# 282693 **DEEDWARR**
09/09/2019 12:19:25 PM 2 pgs
Fees: $13.00 Taxes: $482.85

20190909-0090854

Y-BR-19-334 /

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2019.

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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brady Development Group, LLC	New owner	
(NAME)	(NAME)	**011-00-0-045.00**
PO Box 140241		
(ADDRESS)	(ADDRESS)	
Irving, TX 75014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEW SPRING CONSTRUCTION, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADY DEVELOPMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Land as shown on the Plan of record in Book 332, page 58, said Register's Office, and being known as Tract 4 on the plan of the Subdivision of said tract of the Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977, as follows:

Beginning at a point in the center line of Freeman Hollow Road as established by deed to Davidson County of record in Book 2445, page 438, said Register's Office at the common corners of Tract 3 and 4; thence with the line between said Tracts 3 and 4, North 22 deg 45' West, 958 feet to a point; thence North 80 deg 30' West, 275 feet to a point; thence with the line between Tracts 4 and 5 South 23 deg 45' East, 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78 deg 30' East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

Being the same property conveyed to New Spring Construction, LLC, a New Jersey limited liability company by Quitclaim deed from Value Inc., a Tennessee corporation of record in Instrument No. 20190201-0009974 Register's Office for Davidson County, Tennessee, dated February 1, 2019 and recorded on February 1, 2019.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3347 Freeman Hollow Road, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF SEPTEMBER, 2019.

New Spring Construction, LLC

BY:_____
Yildirim Yilmaz
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YILDIRIM YILMAZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NEW SPRING CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of September, 2019.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

