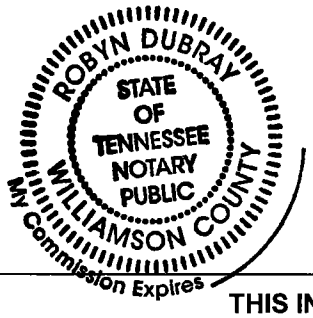
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margie F. Grady	New Owner	
(NAME)	(NAME)	
8328 Trading Post Court		126-15-0-A-203.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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 considerations, the receipt of which is hereby acknowledged, I **National Transfer Services, LLC, A Texas Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Margie F. Grady,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee and being more particularly described as follows:

Being Lot Number 187 on the plan of Section Four, Boone Trace at Biltmore as of record in Book 9700 at Page 932 in the office of the register of deeds for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to National Transfer Services, LLC, a Texas Limited Liability Company, by Warranty Deed from Christopher A. Badger, a married man, dated October 3, 2019 and recorded _____ of record in Instrument 20191007010268 6_____, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Book 9700, Page 932, (2) Covenants, conditions, easements and restrictions recorded in Book 7265, Page 657, (3) Covenants, conditions, easements and restrictions recorded in Book 9342, Page 312 Re-recorded Book 9735, Page 931 Amendment recorded as Book 10032, Page 813, Book 10306, Page 817 and Book 11455, Page 443, (4) Easement and Right of Entry Agreement Underground including terms and conditions thereof as recorded in Book 9665, Page 420, (5) Rights of others under the terms and conditions contained in the Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 297391 DEEDWARR
10/07/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20191007-0102687

File No.: 456585
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8328 Trading Post Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 3rd day of October, 2019.

National Transfer Services, LLC, A Texas Limited Liability Company

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named National Transfer Services, LLC, A Texas Limited Liability Company, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public: JASON NICHOLAS PRICE
My Commission Expires: 4-13-2020

JASON NICHOLAS PRICE
Notary Public, State of Texas
Comm. Expires 04-13-2020
Notary ID 13061848-3

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900