This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5108

Karen Johnson Davidson County
Batch# 300872 DEEDWARR
10/15/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20191015-0105455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

CHRISTOPHER BUCKLEY HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 11th day of October, 2019.

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Koehler Hall 925 11TH Ave North Nashville, TN 37208	Primary Residential Mortgage, Inc 4800 North 2200 West Salt Lake City, UT 84116	092-04-0-268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Braden Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Koehler Hall, an unmarried man**, hereinafter called the Grantee(s), his 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 the Southerly 28 feet of Lot 24 and the Northerly 11 feet of Lot 25 on the Plan of Johnson Bransford's Subdivision of 3 Parts of Lot No. 158 of Judge John McNairy's Mansion House Tract of record in Plat Book 161, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly side of 11th Avenue North, formerly Cumberland Street, about 187 feet South of the intersection of Jackson Street and 11 th Avenue North, and extending Southerly along the Westerly margin of 11th Avenue North, about 39 feet to a point and extending back between parallel lines, about 134 feet to an alley.

Being the same property conveyed to Claudia Black and Tracy Hunter by Quitclaim Deed from James Brown of record in Instrument No. 20171213-0127313 Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 13, 2017. Further being the same property conveyed to Braden Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Claudia Black, married and Tracy Hunter, married of record in Instrument No. 20181005-0099284 Register's Office for Davidson County, Tennessee, dated October 04, 2018 and recorded on October 05, 2018.

This is ☒ improved or ☐ unimproved property located at: **925 11th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2019.

Braden Development, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Williams, Owner

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Owner of Braden Development, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of October, 2019.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/8/2021

201910150105455

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

