WARRANTY DEED

Karen Johnson Davidson County
Batch# 328812 DEEDWARR
12/12/2019 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20191212-0128391

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Taylor Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2019.

Julie Coone
Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

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

File No.: 19-0092

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brady Development Group, LLC, a Texas Limited Liability Company	Brady Development Group, LLC, a Texas Limited Liability Company	15010019600
(NAME) PO Box 140241	(NAME) PO Box 140241	
(ADDRESS) Irving, TX 75014	(ADDRESS) Irving, TX 75014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
TIMOTHY M. PARNELL AND CATHY FINCANNON PARNELL, HUSBAND AND WIFE,
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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section 3, Jameson Estates of record in Plat Book 6900, Page 866, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy M. Parnell and Cathy Fincannon Parnell, Husband and wife, by Warranty Deed from LRW Holdings, LLC, dated October 7, 2015, recorded in Instrument Number 20151009-0103179, Register's Office for Davidson County, Tennessee.

The propety is subject to the following the following:

- Taxes and assessments for the year 2020, and subsequent years, plus any penalties and interest which may accrue.
- All matters as shown on the plan of record in Plat Book 6900, Page 866, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 7502, Page 11, and Book 7861, Page 420, Register's Office for Davidson County, Tennessee.
- Any and all existing eastments and restrictions as shown of record not stated herein.

This is unimproved ☐ / improved ☒ property, known as 3921 Tea Garden Way, Antioch, TN 37013

(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.

Witness our hands this 12th day of December, 2019

Timothy M. Parnell

Cathy Fincannon Parnell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of December, 2019, before me personally appeared Timothy M. Parnell and Cathy Fincannon Parnell known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Sworn to and subscribed before me this the 12th day of December, 2019.

NOTARY PUBLIC My Commission Expires: 6-28-2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

20191212012891

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

