Karen Johnson Davidson County
Batch# 334295 DEEDWARR
12/26/2019 09:29:44 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20191226-0132904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

File No.: 19-0076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dustin P. Meza	F&M Bank	073060C00200CO
(NAME)	(NAME)	
3807 Moss Rose Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), 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, A TEXAS LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DUSTIN P. MEZA, A SINGLE MAN,
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 B of 3805 & 3807 Moss Rose Townhomes, a Horizontal Property Regime with private elements, Estabished Pursuant to the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190801-0076298.

Being part of the same property conveyed to Brady Development Group, a Texas Limited Liability Company, by Warranty Deed from Ronald Keith Jackson, unmarried, recorded in Instrument No. 20181029-0106819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidon taxes for the year 2020 and therafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein.

unimproved ☐
This is ☒ property, known as 3807 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.

Witness our hands this 13 day of December 2019

Brady Development Group, LLC

BY: _____

STATE OF San Diego

COUNTY OF California

Personally appeared before me, Danny R. Brady, 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 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 13th day of December, 2019

_____ My Commission Expires: Jan 28, 2020
NOTARY PUBLIC

EMMETT GARCIA ESQUIVEL III
Commission # 2140974
Notary Public - California
San Diego County
My Comm. Expires Jan 28, 2020