WARRANTY DEED

Karen Johnson Davidson County
Batch# 335088 DEEDWARR
12/27/2019 08:15:42 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20191227-0133465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: 19-0094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brianna Rae Cox and John Russell Crawford II	Mortgage Investors Group	
(NAME)	(NAME)	
2856 Union Hill Road	83220 E Walker Springs Lane, Suite 200	015-00008300
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Two Thousand And No/100 Dollars ($262,000.00), 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
BRIANNA R. COX, AN UNMARRIED WOMAN AND JOHN RUSSELL CRAWFORD II, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ,
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 part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plat Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, October 13, 1960, and John Kohl & Company, P.C., dated June 1, 1992, as follows:

BEGINNING at a point in Union Hill Road, the southeast corner of the tract conveyed to George Robert Milliken, by deed of record in Book 2241, page 601, Register's Office for Davidson County, Tennessee; thence with Union Hill Road, north 37 degrees 30 minutes east 530 feet to a point; thence north 31 degrees east 125 feet to a point; thence leaving Union Hill Road, north 73 degrees 30 minutes west 420 feet to a point in G.R. Milliken's easterly line; thence with Milliken's easterly line, south 4 degrees 30 minutes east 230 feet to a point and south 1 degree east 425 feet to the point of beginning, containing 2.89 acres, more or less.

Being the same property conveyed to Brady Development Group, a Texas Limited Liability Company, by Warranty Deed, dated July 11, 2019, from Cathy Logan, recorded in Instrument No. 20190802-0076372, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. Taxes for 2020 and subsequent years, liens not yet due and payable.
2. Any restrictions or easements of record not stated herein.

unimproved ☐
This is ☒ property, known as 2856 Union Hill Road, Joelton, TN 37080
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 23rd day of December, 2019.

Brady Development Group, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Mike 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 23rd day of December, 2019

Taylor Anderson My Commission Expires: 07-03-2023
NOTARY PUBLIC

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023