RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 338710 DEEDWARR
01/06/2020 09:05:28 AM 2 pgs
Fees: $13.00 Taxes: $869.13

20200106-0001281

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2020

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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

File No.: 19-0096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dango Joshua Joel Cellan and Jerry Cellan	Studio Bank	075-11-0-052.00
(NAME) 636 Mercer Dr.	(NAME) 124 12th Ave S. Suite 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), 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
DANGO JOSHUA JOEL CELLAN, UNMARRIED AND JERRY CELLAN, MARRIED, AS TENANTS IN COMMON WITH RIGHT 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 lot #410 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION: #3, AS OF RECORD IN PLAT BOOK: #4675, PAGE: #140, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Brady Development Group, LLC, a Texas Limited Liability Company, by Warranty Deed from Walter L. Navas, married, executed on September 3, 2019, and filed for record on September 9, 2019, in Instrument No. 20190909-0090493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2020 and subsequent years, liens not yet due and payable.
- Plat of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Record Book 4793, Page 157; Record Book 4181, Page 95; Record Book 4849, Page 767; Record Book 5020, Page 58; Record Book 5089, Page 592; Record Book 5545, Page 321; Record Book 6017, Page 179; Record Book 10479, Page 219, Register's Office for Davidson County, Tennessee.
- Any easements or restrictions of record not explicitly stated herein.

unimproved ☐
This is ☒ property, known as 636 Mercer Dr., Hermitage, TN 37076
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 2nd day of January, 2020.

Brady Development Group, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Dan 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 2nd day of January, 2020

Taylor Anderson
NOTARY PUBLIC

My Commission Expires: 07-03-2023

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