RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013123

WARRANTY DEED

Karen Johnson Davidson County
Batch# 363166 DEEDWARR
02/26/2020 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200226-0021277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2020.

NOTARY PUBLIC

My commission expires: 1/3/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Burlet and Rachel Caitlin Arabis 6332 Sunnywood Drive Nashville, TN 37013	Same address as new owner	173-09-0-B-141.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars ($365,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN J. BRADY AND WIFE, KEISHA L. BRADY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER BURLET AND RACHEL CAITLIN ARABIS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 346 on the Plan of Barnes Cove, Phase 3, Section 1, as of record in Instrument #: 20060113-0005373, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven J. Brady and Keisha L. Brady by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated April 27, 2006 and recorded May 8, 2006 in Instrument #: 20060508-0053420, Register's Office of Davidson County, Tennessee. Steven J. Brady and Steven Brady are one in the same person.

The address of the herein described property is believed to be 6332 Sunnywood Drive, Nashville, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of February, 2020.

STEVEN J. BRADY

Keisha L Brady by S J Attorney in Fact

KEISHA L. BRADY BY STEVEN J. BRADY, ATTORNEY-IN-FACT

DAVID P WEBBER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/16/2022 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Steven J. Brady with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of February, 2020.

DAVID P WEBBER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/16/2022 COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/16/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Steven J. Brady, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Keisha L. Brady and acknowledged that he executed the same as the free act and deed of the said Keisha L. Brady.

WITNESS my hand and seal, this the 21st day of February, 2020.

Notary Public
My commission expires: 11/16/22

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON