This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6350

Karen Johnson Davidson County
Batch# 368207 DEEDWARR
03/05/2020 03:17:39 PM 2 pgs
Fees: $13.00 Taxes: $1,456.32
20200305-0025120

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 393,600.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020

Notary Public
My Commission Expires: 9/16/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Black Giant LLC<br>1885 Cantwell Grove<br>Colorado Springs, CO 80906 | New Owner | 072-10-4K-002.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Braden Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Black Giant LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1631 Chase Street Cottages, A Horizontal Property Regime With Private Elements of record as Instrument No. 20190307-0021229 and being shown on Plat attached thereto as Exhibit B, 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 a portion of the same property conveyed to James B. Wright by Warranty deed from Samuel L. Whitlow and wife, Betty L. Whitlow of record in Book 5127, page 696, Register's Office for Davidson County, Tennessee, dated March 24, 1977 and recorded on March 24, 1977.

Being a portion of the same property conveyed to James B. Wright and wife, Mary Wright by Quitclaim deed from James B. Wright of record in Instrument No. 20091007-0093391 Register's Office for Davidson County, Tennessee, dated September 28, 2009 and recorded on October 07, 2009.

Being a portion of the same property conveyed to Braden Development, LLC by Warranty deed from James B. Wright and wife, Mary Wright of record in Instrument No. 20190131-0009366 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 31, 2019.

This is improved property located at: **1631 B Chase Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 28th day of February, 2020.

GRANTOR:

Braden Development, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Williams, Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Owner of Braden Development, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23