Karen Johnson Davidson County
Batch# 388086 DEEDWARR
04/20/2020 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200420-0041088

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013206

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2020. NOTARY PUBLIC My commission expires: 6-20-2020

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Kevin E. Bradshaw and wife, Haley M. Bradshaw 513 Robards Circle Nashville, TN, 37138	Same address as new owner	064-03-0B-041.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00), 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, **EMECO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN E. BRADSHAW HALEY M. BRADSHAW, HUSBAND AND WIFE**, 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 252 on the Final Plat of Brandywine Pointe Subdivision, Phase Three, Section Two, as of record in Book 7900, pages 405 and 406, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete and accurate description.

Being the same property conveyed to EMECO Properties, LLC, a Tennessee Limited Liability Company, from K. Shane Holloway and Brandon Holloway, Heirs at Law and Co-Administrators to the Estate of Frankie Norma Holloway, by Special Warranty Deed dated September 10, 2012 and recorded September 20, 2012 in Instrument #20120920-0085558, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 513 Robards Circle, Nashville, TN 37138, 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 19th day of March, 2020.

EMECO PROPERIES, LLC

BY: Victor C. Emery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

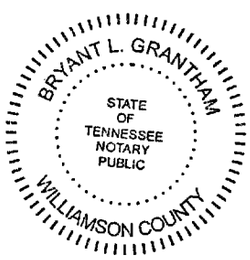
On this the 19th day of March, 2020, before me, appeared Victor C. Emery, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Emeco Properties, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Emeco Properties, LLC and said officer acknowledged said instrument to be the free act of deed of Emeco Properties, LLC.

WITNESS my hand and seal, this the 19th day of March, 2020.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021



Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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