Karen Johnson Davidson County
Batch# 389490 DEEDWARR
04/21/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20200421-0042014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bailey Van Meter and Brenner Blythe McDonald	New Owner	Parcel ID: 148050C00200CO
(NAME) 324 Dade Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I/WE, **Bradley Scott, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bailey Van Meter, an unmarried ma and Brenner Blythe McDonald and Andrew D. McDonald, husband and wife**, 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:

Unit B of the Homes at 322 Dade Drive as shown in the declaration of Covenants, Conditions, and Restrictions for Homes at 322 Dade Drive, a horizontal property regime with private elements and no general common elements recorded as Instrument No. 20180629-0063415 as amended as Instrument No. 20180815-0080638, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the said property.

Being a portion of the same property conveyed to Matthew Levi Collins and Rogerio Hideki Shibata, husband and husband by Warranty Deed from Austin David McGree, unmarried and Bill D. McGee, marries dated September 20, 2016 and recorded September 22, 2016 as Instrument Number 20160922-0099872, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Levi Collins by Quitclaim Deed from Rogerio Hideki Shibata, dated January 31, 2019 and recorded in Instrument Number 20190208-0012206, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Bradley Scott, LLC by Warranty Deed from Matthew Levi Collins, an unmarried person dated January 31, 2019 and filed in Instrument Number 20190208-0012207, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 324 Dade Drive, Nashville, TN 37211

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 14th day of April, 2020

Bradley Scott, LLC

BY: Member

Bradley Scott Troxel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley Scott Troxel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of Bradley Scott, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and official seal, this the 14th day of April, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

