WARRANTY DEED

Karen Johnson Davidson County
Batch# 433050 **DEEDWARR**
07/08/2020 11:09:56 AM 2 pgs
Fees: $13.00 Taxes: $915.75

20200708-0073831

G-P-20-3724B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2020.

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/21/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Asa Davis	New Owner	
(NAME)	(NAME)	**061-14-0-179.00**
3724B Burrus Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICKY DALE BRADDY, SR. AND WIFE, VICKY L. BRADDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASA DAVIS, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, Being Lot No. 81 and the Southerly 16 feet of Lot No. 82, on the Plan of E. B. Craig' s Subdivision of the Crownover Property of record in Book 804, page 640 and 641, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 81 and the Southerly 16 feet of Lot No. 82 front together 66 feet on the Easterly margin of Burros Street and extend back 151.5 feet on the Southerly line and 152.5 feet, more or less, on the Northerly line to a dead line in the rear measuring 66 feet thereon.

Being the same property conveyed to Ricky Dale Braddy. Sr. and wife. Vicky L. Braddy by Warranty deed from Linda P. Davis unmarried of record in Instrument No. 20050616-0069193 and Re-Recorded in 20050912-0109549 Register's Office for Davidson County, Tennessee, dated May 24, 2005 and recorded on June 16, 2005.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3724B Burrus Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 8th DAY OF JULY, 2020.

Ricky Dale Braddy by [signature] attorney in fact
Ricky Dale Braddy, Sr.
by Ricky Dale Braddy, Jr., Attorney in Fact

Vicky L. Braddy by [signature] attorney in fact
Vicky L. Braddy
by Ricky Dale Braddy, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky Dale Braddy, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICKY DALE BRADDY, SR. AND VICKY L. BRADDY, and who acknowledged he/she/they executed the same as the free act and deed of the said RICKY DALE BRADDY, SR. AND VICKY L. BRADDY.

Witness my hand and official seal, this the 8th of July, 2020.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212