This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-20-8002-RSL

Karen Johnson Davidson County
Batch# 478606 DEEDWARR
09/18/2020 01:14:56 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200918-0107284

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2020.

Notary Public
My Commission Expires: 1-3-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RAD Development, Inc. 1002B Woodmont Boulevard Nashville, TN 37204	RAD Development, Inc. 1002B Woodmont Boulevard Nashville, TN 37204	091 10 0 230.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Brenda G. Weatherby**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAD Development, Inc., a Tennessee Corporation**, 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 part of Block "E" on the Map of Holman Heights Vernons & Lovells Subd of Blocks No. 13, 14, 15, & 17 in Subdivision of B.F. Cockrill Farm, as of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Lovell Street, 72 feet Northerly from the intersection of the center line of said Lovell Street and the center line of Mason Street; thence with the center of said Lovell Street, Northwardly 60 feet to the Southeast corner of the property conveyed to Joe E. Holladay and wife, by deed from Harry Edward Williams and wife, of record in Book 1225, Page 487, Register's Office for Davidson County, Tennessee; thence with said Holladay's Southerly line, Westwardly 200 feet; thence at right angles, Southwardly 55 feet to a point on the Northern boundary line of a part of Block "E" conveyed to John Thomas Thompson and wife, by deed from J.W. Garrett and wife, of record in Book 1340, Page 354, said Register's Office, thence with the Northerly line of said Thompson's property, Eastwardly 20 feet to Thompson's Northeast corner; thence with the Easterly line of said Thompson property, Southwardly 5 feet; thence Eastwardly 180 feet to the beginning.

Being the same property conveyed to Victor Weatherby and wife, Brenda G. Weatherby, by Warranty Deed from Steven D. Scheibe, unmarried, of record in Instrument No. 20030106-0001918, in the Register's Office of Davidson County, Tennessee, dated December 16, 2002 and recorded on January 06, 2003. Victor Weatherby died on 8/11/20, leaving Brenda G. Weatherby as the surviving tenant by the entirety.

This is improved property located at: **503 Lovell Street, Nashville, TN 37209**

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 15th day of September, 2020.

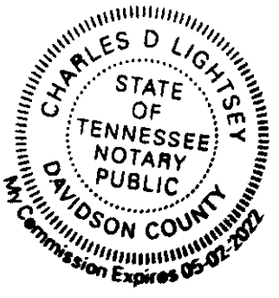
GRANTOR:

Brenda G. Weatherby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda G. Weatherby, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2020.



Notary Public
My Commission expires: 5-2-22