WARRANTY DEED

Karen Johnson Davidson County
Batch# 502077 DEEDWARR
10/27/2020 03:31:59 PM 2 pgs
Fees: $13.00 Taxes: $945.35

20201027-0124374

R-VR-20-303

DAWN MARTIN
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 $255,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(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)
Brandon Brager and Kevin Brager	**Broker Solutions Inc. dba New American Funding**	
(NAME)	(NAME)	**044-11-0-046.00**
2009 Oakwood Avenue	**14511 Myford Road, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Tuscin, CA 92780**	
(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, **GEORGE E. MCNALLY AND WIFE, TRACY MCNALLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON BRAGER AND KEVIN BRAGER, BOTH UNMARRIED, WITH THE RIGHT OF SURVIVORSHIP** 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, Tennessee, being Lot No. part of Lot 89, on the plan of Village of Old Hickory, Section "A", of record in Book 1424, Page 68, Register's office for said county, to which plan reference is hereby made fora more complete description.

Beginning at an iron pin in the southwest corner of lot no. 89; thence north 1 deg. 29' east 54.0 feet along the western boundary of lot no. 89 to an iron pin which is the point of beginning; thence north 1 deg. 29' east 4.4 feet to a concrete monument; thence in a northwesterly direction around a curve having a radius of 55.3 feet, 71.4 feet to an iron pin; thence north 14 deg. 55' east 74.8 feet to an iron pin; thence south 83 deg. 06' east 200.2 feet to an iron pin; thence south 4 deg. 41' east 77.8 feet to an iron pin; thence south 81 deg. 34' west 187.7 feet to an iron pin and the point of beginning.

Being the same property conveyed to George E. McNally and wife Tracy McNally by Warranty deed from Dewey E. Hewitt, Jr., married of record in Instrument No. 20130814-0085241 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 14, 2013.

Being also known as 303 Hadley Avenue Old Hickory, Tennessee 37138.

This conveyance is subject to:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens

Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 1914, Page 212, as modified in Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Right of Way Easement for Telephone of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
• Correction to Easements of record in Book 1762, Page 556, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Hadley Avenue, Old Hickory, Tennessee 37138**.

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 23rd DAY OF OCTOBER, 2020.

George E. McNally by Kaz Arbogast as Attorney-in-Fact

Tracy McNally by Kaz Arbogast as 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, KAZ ARBOGAST, 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 GEORGE E. MCNALLY AND TRACY MCNALLY, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE E. MCNALLY AND TRACY MCNALLY.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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