WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIM DEBERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON My Comm. Expires July 18, 2023

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Timo6, LLC	Timo6, LLC	81-3-149
(NAME)	(NAME)	
1102 Kellow Street	1004 Ash Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210727

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patrick Brakefield and Stephanie H. Brakefield** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Timo6, LLC**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Westerly 35 feet of the Easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Buena Vista of record in Plat book 57, page 26, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said parts of Lot No. 47 and 48 front 35 feet on the Northerly margin of Kellow Street and extend back Northward 100 feet to a dead line.

BEING the same property conveyed to Patrick Brakefield and Stephanie H. Brakefield by Warranty Deed from Cindy Dominicus dated April 12, 2019 and filed of record in Instrument No. 20190423-0037394, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 1102 Kellow Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 639303 DEEDWARR
05/19/2021 09:44:01 AM 2 pgs
Fees: $13.00 Taxes: $434.75

20210519-0067666

Witness my hand this 17th day of May, 2021

James Patrick Brakefield

Patrick Brakefield

S H. Brakefield

Stephanie H. Brakefield

STATE OF Tennessee)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patrick Brakefield and Stephanie H. Brakefield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of May, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023