Karen Johnson Davidson County
Batch# 665131 DEEDWARR
06/25/2021 12:37:01 PM 2 pgs
Fees: $13.00 Taxes: $2,182.63
20210625-0086574

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11925-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $589,900.00.

Addison Gross
Affiant

Subscribed and sworn to before me, this the 16th day of June, 2021.

Lydia H Weaver
Notary Public
My Commission Expires: 7/9/2023

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda R. Bitting and Brian S. Bitting 814 Delmas Avenue Nashville, TN 37216	CAPSTAR BANK 2002 RICHARD JONES RD #300A NASHVILLE, TN 37215	072-09-1L-002.00-CO

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, **Braden Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian S. Bitting and Amanda R. Bitting, husband and wife**, 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 situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for The Homes at 814 Delmas Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200228-0022381, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Braden Development, LLC by Warranty deed from Joel M. Williams, Married of record in Instrument No. 20180327-0028511 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on March 27, 2018.

This is improved property located at: **814 Delmas Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 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 ~~16th~~ 23rd JM day of June, 2021.

GRANTOR:

Braden Development LLC, a Tennessee Limited Liability Company

By: _____
Brandon Williams, Principal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Williams, Principal 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 is the Principal of Braden Development, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~16th~~ 23rd day of June, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 4-6-2024