Return to:
Rudy Title and Escrow, LLC
2612 21st Avenue South
Nashville, TN 37212
FILE # 6-VRES-22-4778

Karen Johnson Davidson County
Batch# 799410 DEEDWARR
02/02/2022 02:04:10 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220202-0012474

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 31st day of January, 2022.

Notary Public
My Commission Expires:

2022-18

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Morton and Michelle Morton	New owners	
4778 Drakes Branch Road		058-11-0-012.00
Nashville, TN, 37218		

WARRANTY DEED

For and in 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, we

B&D Development Group, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher Morton and Michelle Morton, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Gold Key Estates, Section 2 of record in Plat Book 3842, Page 265, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 268.59 feet on the Easterly margin of Drakes Branch Road, and extends back 345 feet on the Northerly line and 339.49 feet on the Souther easterly line, to a line on the rear on which it measures 26.49 feet.

Being the same property conveyed to B&D Development Group, LLC, a Tennessee limited liability company by Warranty deed from Hill Investment Inc, a Tennessee corporation of record in Instrument No. 20210825-0114569, Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 25, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4778 Drakes Branch Road, Nashville, TN 37218.**

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. 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 our hands this 31st day of January, 2022.

B&D Development Group, LLC, a Tennessee limited liability company

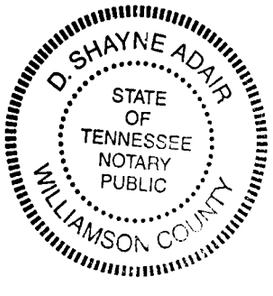
Latda Vaughan, Member

Ohmar D. Braden, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Latda Vaughan and Ohmar D. Braden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of B&D Development Group, LLC, a Tennessee limited liability company, and that they are authorized by B&D Development Group, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022