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Davidson County DEEDWARR
Recvd: 02/12/08 13:01 2 pgs
Fees:13.00 Taxes:259.00

20080212-0014142

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH **DAY OF FEBRUARY, 2008** Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GOTN, L.L.C.	GOTN L.L.C. .	**92-7-2**
(NAME)	(NAME)	
5911 Goodland Avenue	5911 Goodland Avenue	
(ADDRESS)	(ADDRESS)	
North Hollywood, CA 91607-1021	North Hollywood, CA 91607-1021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Eric L. Sox, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOTN, L.L.C.**, 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:

BEING Lot Number 295 on the westerly half of Lot Number 296 of Block Number 16 on the Map of Subdivision of the Heffernan Place, as of record in Book 161, Page 138 Register's Office for said County.

SAID Lot Number 295 and part of Lot Number 296 front together 75 feet on the northerly side of Morena Street an d run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Eric L. Sox by Deed from E. Keith Bell, Substitute Trustee of record in Instrument 20070731-0090929, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **2406 Morena Street, Nashville, TN 37208**
(House Number) (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 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 my hand this **8th day of February, 2008**.

Eric L. Sox

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the s ame as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **8th day** of **February, 2008**.

Commission expires: **May 23, 2009**

L. DYKE TARUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

L Dyke Tarum Notary Public