Return to.

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090051655 DEEDWARR
Recvd: 07/31/09 08:19 2 pgs
Fees:13.00 Taxes:740.00
20090731-0071541

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

**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 |
|---|---|---|
| **Zebulum Alan Macer** | New Owner | **161100B13200CO** |
| (NAME) | (NAME) | |
| **5332 Old Village Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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 Sox, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zebulum Alan Macer, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot 131, Plan of Village of Brentwood, Phase Ten -A, as shown on plat of record in plat Book 7900, Page 313, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property . Erroneously recorded in Instrument No. 20090415-0034076 as Book 7900, Page 131, said Register's Office.

Being the same property conveyed to Eric Sox by Quitclaim Deed dated April 14, 2009 from Integrity Real Estate, LLC. of record in Instrument No. 20090415 -0034076, Register's Office for Davidson County, Tennessee and being the same property conveyed to Integrity Real Estate, LLC by Trustee's Deed dated February 12, 2009 of record in Instrument No. 20090218-0013519 and being the same property previously conveyed to Patrick Keuanoudone by deed dated December 27, 2006 and recorded in Instrument No. 20070105 -0002312 said Register's office of 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 **5332 Old Village Road, Nashville, TN 37221**
(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 27th day of July, 2009.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox, married** 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 same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2009.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public