BILL GARRETT, Davidson County
Trans:T20090082443 DEEDWARR
Recvd: 12/07/09 09:32 2 pgs
Fees:13.00 Taxes:177.60

20091207-0111478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$48,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES 6/15/12
(AFFIX SEAL)

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
John Mahoney	New Owner	**082120155.00**
(NAME) ~~302 Myrtle Street~~ 81 Vaughns Gap Rd F-100	(NAME)	
(ADDRESS) **Nashville, TN ~~37206~~ 37205**	(ADDRESS)	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Mahoney, married and Charles L. Duncan**, married 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. One hundred Sixty Two (162), on the Map of Neills Browns Addition to East Nashville of record in Book 57, Page 50, Register's Office of Davidson County, Tennessee, said Lot No. 162 fronts 50 feet on the Westerly side of Myrtle Avenue and extends back between parallel lines of 170 feet to an alley.

Being the same property conveyed to Eric Sox by deed dated September 24, 2009 from Patrick A. Taggart, Substitute Trustee of record in Instrument No. 20090929-0090295, and Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **302 Myrtle Street, Nashville, TN 37206**
(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 **4th day of December, 2009.**

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, 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 same as his free act and deed

Witness my hand and official seal at Nashville, Tennessee this 4th day of December, 2009.

Commission expires: May 6, 2013

I. Dyke Tatum

Notary Public

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

Return to:

Foundation Title + Escrow, LLC
450 Saint Andrews Dr. Ste C
Murfreesboro, TN 37128
File # MRFB09-2598