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BILL GARRETT, Davidson County
Trans:T20090084054 DEEDWARR
Recvd: 12/14/09 12:44 2 pgs
Fees:13.00 Taxes:102.86
20091214-0113742

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF DECEMBER, 2009**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010

(AFFIX SEAL)

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
Therese Garcon	SAME	**081-11-0-103.00**
(NAME)	(NAME)	
1736 21st Avenue North		
(ADDRESS)		
Nashville, TN 37208		
(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 **Therese Garcon, 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:

Land in Davidson County, Tennessee, being part of Lots Nos, 262 and 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands, as of record in Book 38, Page 421, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, dated September 5, 1944, as follows:

Beginning at a point on the east margin of 21st Avenue North 16.3 feet South of the common corner of Lots Nos. 262 and 263; thence easterly 119.6 feet to a point; thence northerly 37.5 feet to a point; thence westerly 119 feet to a point in the easterly margin of 21st Avenue North at a point 25.7 feet south of the common corner of Lots 263 and 264; thence southerly along the easterly margin of 21st Avenue North 40.6 feet to the point of beginning.

Being the same property conveyed to Eric L. Sox by deed dated October 8, 2009 from Driven Investments, LLC. of record in Instrument No. 20091009-0094213, 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 **1736 21st Avenue North, 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 **10th day of December, 2009**.

Eric L. Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric L. 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 dee d.

Witness my hand and official seal at Nashville, Tennessee this **10th day of December, 2009**.

Commission expires: May 6, 2013

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

I. Dyke Tatum Notary Public