WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$313,500.00**

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2012.

Connie Taylor
Notary Public

MY COMMISSION EXPIRES: 9.21.2015
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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
Eugene H. Brooks	SunTrust Mortgage, Inc	**128-0-138.00**
(NAME)	(NAME)	
8045 Sawyer Brown Road	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond VA 23224	
(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 **Eugene H. Brooks,** 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:

Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to Eric Sox by deed dated March 29, 2011 from RECONTRUST COMPANY, N.A. of record in Instrument No. 20110404-0025738, 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 **8045 Sawyer Brown 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.

BILL GARRETT, Davidson County
Trans:T20120029284 DEEDWARR
Recvd: 04/23/12 10:23 3 pgs
Fees:18.00 Taxes:1159.95
20120423-0034280

Witness my hand this **19th day of April, 2012**.

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 19th day of April, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

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

EXHIBIT "A"

Being a parcel of land in the second civil District of Nashville, Davidson County, Tennessee, located at the intersection of New Sawyer Brown Road and Old Sawyer Brown Road and being more particularly described as follows;

Beginning at a point in the easterly line of the Hamlet of record in Plat Book 6250, page 748, R.O.D.C. said point being the southwest corner of Lot No. 7 of Stacy Square, Section Seven of record in Plat Book 5200, page 438, R.O.D.C.; thence with the southerly line of lots 7 and 9 of said Stacy Square, N 68 deg. 29' 49" E, 142.30 feet to a point; thence, with the southerly line of Lot No. 10 and crossing the terminus of New Sawyer Brown Road, S 48 deg. 44' 40" E, 165.81 feet to a point in the southerly line of Lot No. 13; thence with a curve concave to the southwest having a central angle of 68 deg 47' 13", a radius of 25.00 feet and a chord of S 16 deg. 29' 23" E, 28.24 feet for an arc length of 30.01 feet to a point; thence, with a curve concave to the north having a central angle of 35 deg. 56' 40", a radius of 235.00 feet and a chord of S 68 deg 51' 18" E, 145.02 feet for an arc length of 147.43 feet to a point; thence S 03 deg. 24' 27" W, 4.20 feet to a point in the northerly margin of Old Sawyer Brown Road; thence with said margin and a curve concave to the south having a central angle of 06 deg 26' 58" a radius of 473.04 and a chord of S 83 deg 44' 31" W, 53.22 feet for an arc length of 53.25 feet to a point; thence, leaving said margin, N 88 deg 04' 02" W, 277.50 feet to a point; thence, with the east line of the Hamlet, N 26 deg 58' 12" W, 153.95 feet to the point of beginning, containing 38,190 square feet or 0.88 acres, more or less.