BILL GARRETT, Davidson County
Trans:T20120070708 DEEDWARR
Recvd: 09/19/12 14:43 2 pgs
Fees:13.00 Taxes:141.57
20120919-0085239

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$38,263.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2012

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 7/6/15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C Phillips 105 Goodett Nashville TN 37216	CB Investments LLC 4525 Hardin Rd #257 Nashville, TN 37205 SAME	Map 073 10 0 Parcel 070.00

For and in 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 C. Phillips

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 No. 34 on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal

Being the same property conveyed to Eric Sox, by deed from MCC TN LLC, as Substitute Trustee, dated August 23, 2012, of record in Instrument No. 20120827-0076786 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 105 Goode Court Nashville, TN 37216
(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(s) this 10th day of September, 2012.

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027