Davidson County DEEDWARR Recvd: 01/15/14 15:46 2 pgs Fees:13.00 Taxes:148.00 **20140115-0004255**

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$40,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF January, 2014.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (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
Eric Sox 7051 Highway 70 South Nashville, TN 37221	Same	Map 0841600 Parcel 0300

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,

Tom Battle, Conservator of William T. Battle, pursuant to Conservatorship of William T. Battle in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Case Number 13P-1468

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eric Sox and George Brandt

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 the southerly 285 feet of Lot No. 26 on the Map of Nicholhurst, not of record, which is a resubdivision of lots 13, 14, 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of Nichol Place as of record in Book 421, page 132, Register's Office for said County.

Beginning at a point in the northerly margin of Selma Avenue at a common corner of Lots 3 and 26; said point being 250 feet west of the northwesterly corner of the intersection of McGavock Pike and Selma Avenue; thence northwardly along the line between Lots 26 and Lots 1, 2, and 3, 285 feet; thence westwardly 75 feet to the line between lots 25 and 26; thence with the line between said lots, southwardly 285 feet to the northerly margin of Selma Avenue; thence with the margin of the same, eastwardly 75 feet to the beginning.

Being the same property conveyed to JAMES M. BATTLE AND GRACE M. BATTLE, by deed from CHESTER B. ROBSON AND WIFE, SHIRLEY ANNETTE ROBSON, of record in Book 4497, page 428, dated April 28, 1971, said Register's Office. JAMES M. BATTLE AND WIFE, GRACE M. BATTER further conveyed by Quitclaim Deed to JAMES M. BATTLE SR. AND WIFE, GRACE M. BATTLE, A LIFE ESTATE, THE REMAINDER A TENANCY IN COMMON TO WILLIAM T. BATTLE AND JAMES M. BATTLE, JR. of record in Book 4841, page 823, dated August 7, 1974, said Register's Office. The said Grace Battle having since died on or about November 7, 1985. The said James M. Battle, Sr. having since died on or about July 31, 1986. JAMES M. BATTLE, JR. further conveyed his interest to WILLIAM T. BATTLE, of record in Book 6950, page 699, dated August 15, 1986, said Register's Office.

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) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 2408 Selma Ave Nashville, TN 37214
(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 15th day of January, 2014.

William T. Battle

William T. Battle,

By: Tom S. Battle

Tom Battle, as Conservator of
William T. Battle Case No 13P-1468

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tom Battle, 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 15th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 15th, day of Janaury, 2014, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Tom Battle, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of William T. Battle, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of William T. Battle.

WITNESS my hand and official seal this 15th day of Janaury, 2014.

NOTARY PUBLIC James C Smith

My Commission Expires: 03/03/2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 1-15-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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