Davidson County	DEEDWARR
Recvd: 02/19/14 14:00	2 pgs
Fees:13.00 Taxes:251.60	
20140219-0014263	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF February 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
David Sharifi P.O. Box 150571 Nashville, TN 37214	Same	Map 084 16 0 Parcel 003.00

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 and George Brandt

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

David Sharifi

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 Eric Sox and George Brandt, by Warranty Deed from 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, dated January 15, 2014, and recorded in Instrument No. 20140115-0004255, 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 19th day of February, 2014.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox and George Brandt, 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 19th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

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 2-19-14.

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