BILL GARRETT, Davidson County
Trans:T20140085179 DEEDWARR
Recvd: 11/12/14 10:29 2 pgs
Fees:13.00 Taxes:462.50
20141112-0104045

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$125,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|7TH DAY OF November, 2014.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 8/18/18
| (AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD 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
Custom Concept LLC P.O. Box 150342 Nashville, TN 37215	Grassland Financial Srv 1108 Battlewood St Franklin TN 37069	Map 161 06 0 Parcel 177.00

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,

George Brandt, a married man, and Eric Sox, a married man

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

Custom Concept LLC

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:

All that certain property situated in the City of Nashville in the County of Davidson and State of Tennessee and being described in a Deed dated December 11, 1998 and recorded February 1, 1999 in Book 11318 Page 995 among the Land Records of the County and State set forth above and referenced as follows: Being Lot No. 224 on the Plan of Huntington Park, Section 2, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates, PLLC, dated October 20, 2014, of record in Instrument No 20141024-0098164, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 640 Tobylynn Drive Nashville TN 37211
(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 7th day of November, 2014.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt and 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 7th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3·3·15

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Limestone Title & Escrow LLC
5200 Maryland Way
Suite 202
Brentwood TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027