Davidson County DEEDWARR
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Fees:13.00 Taxes:222.00
20150105-0000802

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$60,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF January, 2015

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 E Brown 4511 Peytonsville Rd P.O. Box 680489 Franklin TN 37068	Same	Map 091 14 0 Parcel 01600

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, a married man and George Brandt, a married man

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

David E. Brown and Mona F. Brown, husband and wife

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 LOT OR PARCEL OF LAND situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

TRACT 1:
Being Lot No. 122 on the Map of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the north side of Twin Street and runs back between parallel lines, 170 feet to an alley.

TRACT 2:
All that portion of the south 1/2 of Alley No. 1518 lying between the direct extensions northerly of eastern and western lines of Lot 122 as said alley and lot are shown on the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

BEING part of the alley closed by Metro Council Bill No. 93-713 and adjacent to Tract 1 described herein.

INCLUDED in the above description of TRACT 1, but excluded from this conveyance is that portion of land conveyed to the State of Tennessee, described as follows:

BEING the south part of Lot 122 on the Map of West Nashville Heights of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southwest corner of said Lot No. 122 and runs with the west boundary line of said Lot No. 122 northerly 74.6 feet to a point; thence North 76 degrees 39 minutes East, 50.5 feet to a point in the East boundary line of said Lot No. 122; thence with said boundary line southerly 79.6 feet to a point in the north margin of Twin Street; thence with said margin westerly 50 feet to the point of beginning, containing 3,855 square feet, more or less.

There is also INCLUDED herein but EXCLUDED from this conveyance, a second tract of land conveyed to the State of Tennessee as described by deed of record in Instrument Number 20011221-0141142, Register's Office for Davidson County, Tennessee, and subject to any and all easements set forth therein.

Being the same property conveyed to Eric Sox and George Brandt by Substitute Trustee's Deed from Jason Mangrum, Substitute Trustee, of record on December 17, 2014 as Instrument No. 20141217-0115229, Register's Office for Davidson County, Tennessee.

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) Matters shown on the Plan of record in Plat Book 332, page 127, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 44 Twin St Nashville, TN 37209
(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 2nd day of January, 2015.

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 2nd day of January, 2015.

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 1-12-15

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