Davidson County	DEEDWARR
Recvd: 01/14/15 09:06	2 pgs
Fees:13.00 Taxes:314.50	
20150114-0003795	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$85,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2015.

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

JAMES C. SMITH 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
Regal Homes Co 119 Cumberland St Ashland City, TN 37015	Same	Map 091 06 0 Parcel 299.00

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, a married man

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

Regal Homes Company

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:

The westerly 18 feet of Lot Number 1511 and the easterly 22 feet of Lot Number 1513 of Block 200 on the Map showing Extension of Plan Number 1, West Nashville, of record in Book 57, Page 173, Register's Office of said County.

Said parts of Lots 1511 and 1513 front together 40 feet on the northerly margin of Kentucky Avenue and run back between lines 150 feet on the easterly line and 150.3 feet on the westerly line to an alley measuring 34 feet thereon.

Being the same property conveyed to Driven Investments LLC by deed from Eric Sox, dated October 10, 2011, of record in Instrument No 20111104-0086301, Register's Office for said County.

Being the same property conveyed to Eric Sox, by deed from Driven Investments LLC, dated 11/25/14, of record in Instrument No. 20150106 0001209 Register's Office for Davidson County, TN.

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 57, page 173, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 5608 Kentucky Ave 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 6th day of January, 2015.

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 6th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
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 1-9-15

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