BILL GARRETT, Davidson County
Trans:T20150003423 DEEDWARR
Recvd: 01/14/15 11:05 2 pgs
Fees:13.00 Taxes:506.90
20150114-0003979

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$137,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF January, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-28-15
| (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 |
|---|---|---|
| Donetta McKissack<br>940 Archer St<br>Nashville TN 37203 | SAME | Map 175 06 0 A<br>Parcel 12000CO |

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

Donetta E. McKissack

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 all of Lot No. 76 (Seventy-Six) on the plan of Final Plat, Phase 1, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unut Development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to George Brandt and Eric Sox by deed from York Trustee Services LLC, dated November 21, 2014, of record in Instrument No 20141126-0109089, 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) Matters shown on the Plan of record in Plat Instrument No. 20061031-0135248, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Covenants, Restrictions and Conditions, and recorded Book Instrument No. 20060824-0104548 and Instrument No. 20061208-0152023, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Easement to Tennessee Telephone Company, and recorded Book Instrument No. 20061013-0127087, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Easement to Colonial Pipeline, and recorded Book 4542, Page 131 and in Book 3616, page 453 in Book 3570, page 13 and in Book 3571, page 599, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Easement to Suburban Water District, and recorded Book 4453, Page 154, Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in Transmission Line Easements, and recorded Book 4425, Page 582 and in Book 2346, page 378, Register's Office for Davidson County, Tennessee.
8) Property is subject to all matters affecting said premises as contained in Declaration of Taking to United States of America (TVA), and recorded Book 11335, Page 609 and in Instrument No.20021017-0127752, Register's Office for Davidson County, Tennessee.
9) Property is subject to all matters affecting said premises as contained in Storm Water Detention Agreement, and recorded Book Instrument No. 20041103-0132562, Register's Office for Davidson County, Tennessee.
10) Property is subject to all matters affecting said premises as contained in Charter of Homeowner's Association, and recorded Book Instrument No. 20060824-0104548, Register's Office for Davidson County, Tennessee. Property is subject to all matters affecting said premises as contained in Easement to TDS Telecom, and recorded Book Instrument No. 20061013-0127208, Register's Office for Davidson County, Tennessee.
11) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 5157 Preserve Blvd, Antioch, TN 37013
(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 9th day of January, 2015.

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 9th day of Janaury, 2015.

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