Davidson County DEEDWARR
Recvd: 02/18/15 13:39 4 pgs
Fees:23.00 Taxes:296.00
20150218-0014086

This Instrument Prepared By:
Michael J. Mills, attorney at law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kevin Post
390 Antioch Pike
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A

MAP 119
GROUP 16 0
PARCEL 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kevin Post**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 4, on the Plan of Battlewood, Section III, as shown on plat of record in Plat Book 3300, page 4, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

SAID Lot No. 4 fronts 90.61 feet on the easterly side of Drummond Drive and extends back 445.82 feet more or less on the northerly line and 482.8 feet more or less on the southerly line to the centerline of Mill Creek on which it measures 110 feet, more or less.

Being the same property conveyed to Eric Sox and George Brandt by deed from Heather D. Wood, Substitute Trustee dated December 8, 2014 and recorded in Instrument no. 20141208-0112153 said Register's Office.

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.

Said property is transferred subject to the following matters:

1. Matters shown on the Plan of record in Plat Book 3300, page 4, said Register's Office.

2. Property is subject to all matters affecting said premises as contained in Easement for Sanitary Sewer and/or Storm Drainage, and recorded Book 5096, Page 917, Register's Office for Davidson County, Tennessee.

3. Property is subject to all matters affecting said premises as contained in Restrictions, and recorded Book 3248, Page 212, Register's Office for Davidson County, Tennessee.

4. Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as 1006 Drummond Dr, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin Post, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 17th day of February, 2015.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox and George Brandt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of February, 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.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY