BILL GARRETT, Davidson County
Trans:T20150022089 DEEDWARR
Recvd: 03/26/15 10:28 2 pgs
Fees:13.00 Taxes:1021.20

20150326-0025973

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$276,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2015.

Tracey Perry
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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
Nathan D Douglas Jr 328 Fieldcrest Dr Nashville TN 37211	F&M Bank 50 Franklin St Clarksville TN 37040	Map 146 08 0 Parcel 149.00

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 and George Brandt, a married man

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

Nathan Dean Douglas Jr., and wife Jessica Douglas

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:

Land in Davidson County, Tennessee, being Lot Number 424 on the Map of Crieve Hall Estates, Section Six, as of record in Plan Book 2331, Page 1, Register's Office of said County.

Said Lot Number 424 fronts 103 feet on the North side of Fieldcrest Drive and Extends back between lines 150 feet on the East line and 192.7 feet on the West line to a dead line in the rear, measuring 95.4 feet, thereon.

Being the same property conveyed to Eric Sox and George Brandt by deed from Wilson & Associates PLLC, dated May 29, 2014, of record in Instrument No 20140529-0046147, 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 Book 2331, page 1, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 328 Fieldcrest 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 11th day of March, 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 11th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027