BILL GARRETT, Davidson County
Trans:T20150028981 DEEDWARR
Recvd: 04/17/15 10:16 2 pgs
Fees:13.00 Taxes:601.25
20150417-0034138

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$162,500.00

Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|14th DAY OF April, 2015.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-13-18
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC BEVERLY PARHAM WILLIAMSON 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
Kenya Alonso 3313 Oak Timber Dr Antioch TN 37013	Mortgage Investors Gp 8320 E Walker Spr 200 Knoxville, TN 37923	Map 150 10 0 Parcel 175.00

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,

George Brandt, a married man and Erix Sox, a married man

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

Kenya I. Alonso and Rigoberto Alonso Orozco

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 No. 28 on the Plan of Lake Towne Park, Section 2, as of record in Plat Book 6900, Page 111, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates, PLLC, dated December 10, 2014, of record in Instrument No 20141219-0116244, 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 6900, page 111, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Utility Anchor Easement as shown on Plat in Rear Lot Line, and recorded Book 6900, Page 111, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Covenants Restrictions, and recorded Book 7568, Page 219, Book 7931, page 898, Book 7931, page 900, Book 8078, page 921, Book 8688, page 532, Book 8829, page 725, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3313 Oak TImber Dr 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 14th day of April, 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 14th day of April, 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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066