BILL GARRETT, Davidson County
Trans:T20150031750 DEEDWARR
Recvd: 04/27/15 13:30 2 pgs
Fees:13.00 Taxes:536.50
20150427-0037507

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

ADDRESS NEW OWNER:
Jeffrey David Mathes
5408 Eulala Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
F&M Bank
10 Cadillac Drive Ste 100
Brentwood, TN 37027

MAP 162 05 0 120.00

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 ***Jeffrey David Mathes****; 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:

*unmarried man

LAND referred to in this commitment is described as all that certain property situated in City of Nashville in the County of Davidson, and State of TN and being described in a deed dated 07/31/1995 and recorded 08/01/1995 in Book 9747 Page 276 among the land records of the County and State set forth above, and referenced as follows:

EING Lot No. 199 on the Plan of Hickory Valley Subdivision, Section 2, of record in Plat Book 4175, Page 158, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric Sox and George Brandt by deed from Shapiro & Ingle, LLP, dated February 11, 2015, of record in Instrument No 20150218-0013975, 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 4175, page 158, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 5408 Eulala Drive, 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 Jeffrey David Mathes, 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 day of April 16th, 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 day of April, 16th, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is . $145,000.00.

AFFIANT

Subscribed and sworn to before me on this day of April 16th, 2015.

NOTARY PUBLIC

My Commission Expires: February 25, 201

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018