BILL GARRETT, Davidson County
Trans:T20150042562 DEEDWARR
Recvd: 06/01/15 16:00 2 pgs
Fees:13.00 Taxes:697.08

20150601-0050683

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$188,400.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF May, 2015.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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
Branden P Stagle 1448 Goodnight Ct Nashville, TN 37207	Mortgage Investors Group 8320 E Walker Sprg Ln Suite 200 Knoxville, TN 37923	Map 041030A08600CO Parcel

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

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

Branden P Slagle, an unmarried man

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. 24 on the plan of Section Two, Vantage Pointe of record in Plat Book Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Donita Bryant by Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated November 21, 2008, and recorded in Instrument No. 20081124-0114998 and being further conveyed by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, dated April 3, 2015, to George Brandt and Eric Sox, in Instrument No. 20150414-0032668, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Brandt by deed from Eric Sox, dated 05/19/15, of record in Instrument No 20150519-0046015, 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. 20060406-0040015, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book Instrument No.20031009-0150482, Instrument No.20060830-0107227 and Instrument No.20061002-0121913, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in By-Laws, and recorded Book Instrument No. 20060830-0107227, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in HOA Charter, and recorded Book Instrument No. 20060829-0106727, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1448 Goodnight Ct, Nashville, TN 37207
(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 27th day of May, 2015.

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, 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 27th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 2/26/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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