BILL GARRETT, Davidson County
Trans:T20150044462 DEEDWARR
Recvd: 06/05/15 13:21 2 pgs
Fees:13.00 Taxes:666.00

20150605-0053006

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$180,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|1st DAY OF June, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 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
Julia Osgood 1123 Davidson St Nashville, TN 37206	Ameris Bank 1800 Parkway Pl #820 Marietta GA 30067	Map 094 05 0 Parcel 024.00

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 Eric Sox, a married man

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

Julia Osgood, a single woman

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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as described in Deed Doc Number 20060420-0045379, being known and designated as: Land in Davidson County, Tennessee, being Lot Number 30 on the Plan of Shelby Heights, Section II, as of record in Book 2854, Page 5, and described according to a Surveyor's Correction Instrument of Record in Book 3132, Page 494, said Register's Office for Davidson County, Tennessee, as follows:

Beginning in the North margin of Davidson Street, at the corner of Lots 29 and 30; thence East with said Street, 47 feet to a monument; continuing East with said Street, 14.3 feet to another monument at the beginning of a curve; thence with said curve in a Northeasterly direction 37.55 feet to a monument in the West margin of South 12th Street; thence North said Street, 95.96 feet to a monument; thence around a curve in a Northwesterly direction, 32.71 feet to a monument in the South margin of Ozark Street; thence West with said Street, 53.22 feet to the corner of Lots 29 and 30; thence South along the line of these Lots, 143.5 feet to the beginning.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates, PLLC, dated December 5, 2014, of record in Instrument No 20141212-0113803, Register's Office for said County.

Being the same property conveyed to Carolyn R. Phelps and James A. Poole by Quitclaim Deed, from Carolyn Phelps, dated April 10, 2006, of record in Instrument No. 20060420-0045379, 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 3132, page 494, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1123 Davidson St Nashville, TN 37206
(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 1st day of June, 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 1st day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

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