BILL GARRETT, Davidson County
Trans:T20150053556 DEEDWARR
Recvd: 07/02/15 12:10 2 pgs
Fees:13.00 Taxes:407.00
20150702-0064272

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF June, 2015

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

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
Beverly J Brady 1021 Watts Circle Nashville, TN 37209	Summit Funding Inc 2241 Harvard St 200 Sacramento CA 95815	Map 163 05 0B Parcel 142.00

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

Beverly J. Brady, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Master Deed Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric Sox and George Brandt by deed from Shapiro & Kirsch, LLP, dated December 19, 2014, of record in Instrument No 20150114-0003843, 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 20031117-0167241, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Covenants and Restrictions, and recorded Book 10719, Page 425, as amended of record in Book 11167, page 757 and Supplemented in Instrument No. 20031117-0167241, 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 10719, Page 464, as amended of record in Book 11167, page 759, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Charter of Homeowner's Association, and recorded Book 10719, Page 419, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Detention Pond Agreement, and recorded Book 10506, Page 278, Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in Easement to BellSouth, and recorded Book 11378, Page 991, Register's Office for Davidson County, Tennessee.
8) Property is subject to all matters affecting said premises as contained in all matters shown of record in Instrument No. 20031117-0167241, and recorded Register's Office for Davidson County, Tennessee.
9) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 5170 Hickory Hollow Pky #168, 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 24th day of June, 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 24th day of June, 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