Davidson County DEEDWARR
Recvd: 08/18/15 07:03 3 pgs
Fees:18.00 Taxes:192.40
20150818-0082719

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

ADDRESS NEW OWNER:
Natasha Pinkleton
224 Pitts Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 053
GROUP 16 0
PARCEL 027.00

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 **Natasha Pinkleton,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, and being Lot No. 13 on the unrecorded map of Hayes Subdivision of Tract 2 in Old Hickory, TN, described according to a copy of a survey thereof, made May 4, 1948, by Harvey Gee, Surveyor as follows:

BEGINNING at a point in the westerly margin of Hadley Bend Road at the corner of Lots Nos. 12 and 13; thence with the line between said lots South 79 deg. 30 min. West 350 feet to a point; thence South 10 deg. 30 min. East 60 feet to the corner of Lots Nos. 13 and 14; thence with the line between said lots North 79 deg. 30 min. East 350 feet to the Westerly margin of Hadley Bend Road; thence with the margin of the same North 10 deg. 30 min. West 60 feet to the beginning.

Being the same property conveyed to ERIC SOX AND GEORGE BRANDT, by deed from GINO MARCHETTI, JR., SUCCESSOR TRUSTEE, of record as Instrument No. 20150624-0060784, dated June 24, 2015, said Register's Office.

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) Any and all restrictions, conditions, and easements of record.

This is improved property known as 224 Pitts Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Natasha Pinkleton, her 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, her 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 23rd day of July, 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 23rd day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

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 $52,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

