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

Davidson County DEEDWARR
Recvd: 11/04/15 14:13 3 pgs
Fees:18.00 Taxes:314.50
**20151104-0112533**

ADDRESS NEW OWNER:
Eric Sox
105 Cedarmont Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MAP 162
GROUP 13 0
PARCEL 044 00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alice Faye Keister, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eric Sox and George Brandt, As Tenants in Common with Rights of Survivorship**, hereinafter called the "GRANTEES", their 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, Tennessee, being Lot No. 43 on the Plan of Cedarwood Estates, Section 1, revised of record in Plat Book 4675, page 62, Register's Office for said County.

Said Lot No. 43 fronts 85.60 feet on the southwesterly margin of Cearmont Court and extends back 106.31 feet on the southeasterly line which is a broken line to a dead line in the rear measuring 73.83 feet thereon.

Being the same property conveyed to Alice Faye Keister by deed from David E Calkins and wife Karen L. Calkins dated July 1, 1988 and recorded in Book 7625 page 860 said Register's Office.

This conveyance is made subject to the following
1) 2016 taxes and subsequent years
2) Matters shown on the Plan of record in Plat Book 4675, page 62, said Register's Office
3) Any and all restrictions, conditions, and easements of record

**This is improved property known as 105 Cedarmont Court, 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 Eric Sox and George Brandt, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, 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 our hands this the 30th day of October, 2015.

Alice Faye Keister

Alice Faye Keister

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, Alice Faye Keister, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 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 $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

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

