BILL GARRETT, Davidson County
Trans:T20150101078 DEEDQC
Recvd: 11/30/15 13:02 2 pgs
Fees:12.00 Taxes:0.00
20151130-0120465

THIS INSTRUMENT WAS PREPARED BY
Eric Sox
7051 Highway 70 South # 315
Nashville TN 37221

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Justin Rogers	SAME	061 14 0 202.00
309 Compass Point		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), 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,
as joint tenants in common with rights of survivorship,

HEREINAFTER CALLED THE GRANTORS DO HEREBY QUITCLAIM, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Rogers

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

> Land in Davidson County, Tennessee, being Lot No. 2 of the resubdivision of Lot No. 164 on the Plan of Maplewood Heights of record in Plat Book 5190, page 274, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric Sox & George Brandt by deed from Shapiro & Ingle, LLP, Substitute Trustee, on November 17th 2015, of record in Instrument Number 201511240118936 Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Commonly known as: 3806 Edwards Avenue, Nashville, Tennessee 37216

Witness my hand this day 25th of November, 2015.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Sox and George Brandt the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of November 2015.

CRYSTAL GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission expires: 2/15/16

Notary Public

For Tennessee Recording Purposes:

State of Tennessee
County of Davidson

As required by TENNESSEE CODE ANNOTATED Section 67-1-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the VALUE of the property transferred, WHICHEVER IS GREATER, is -0- (zero)

Sworn and subscribed to before me on this _____, day of _____, 2015.

Affiant:

Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
David Pierce, Affiant
Subscribed and sworn before me this the
30 Day of NOV, 2015
Deputy Register