Davidson County DEEDWARR
Recvd: 12/01/15 14:03 3 pgs
Fees:18.00 Taxes:299.50
20151201-0121147

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

ADDRESS NEW OWNER:
Colson Services, LLC
P.O. Box 160591
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 060
GROUP 12 0
PARCEL 104.00

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, **George Brandt, a married man and Eric Sox, a married man, joint tenants with rights of survivorship** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Colson Services, LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Being the Westerly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a Survey made by F.H. Turner Co., Engineers, January 15, 1948, as follows: Beginning on the Northerly margin of Capitol View Avenue at a point 65 feet West of the Southwest corner of the porperty conveyed to Doris E. Smithson and wife, by deed fron T.N. Street and wife, of record in Book 2195, Page 194, Register's Office for said County, thence North 4 degrees 30 minutes East 200 feet; thence Westwardly 65 feet to the line between Lots No. 15 and Lot No. 16; ;thence with the line between said two lots South 4 degrees 30 minutes West 200 feet to the Northerly margin of Capitol View Avenue, thence with said Avenue Eastwardly 65 feet to the beginning.

Being the same property conveyed to George Brandt and Eric Sox, joint tenants with rights of survivorship, by Trustee's Deed from Wilson & Associates, PLLC, dated September 8, 2015, and recorded in Instrument No. 20150911-0092403, in the Register of Deeds Office in and for Davidson County, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

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 227 Capitol View Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Colson Services, LLC, its successors 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, its successors 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 November, 2015.

George Brandt

Eric Sox

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George Brandt and Eric Sox, joint tenants with rights of survivorship, 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 30th day of November, 2015.

NOTARY PUBLIC
My Commission Expires:

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 $80,945.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 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

