BILL GARRETT, Davidson County
Trans:T20150101827 DEEDWARR
Recvd: 12/02/15 09:29 2 pgs
Fees:13.00 Taxes:686.35
20151202-0121337

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

ADDRESS NEW OWNER:
Katherine S. Ebersold
3707 Grubbs Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Ln #200
Knoxville, Tennessee 37923

MAP 133
GROUP 07 0
PARCEL 238.00

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 **Katherine Suzanne Ebersold, unmarried** 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, Tennessee, being Lot No. 40, Parma Heights Subdivision, of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, Being the common corner of Lot Nos. 39 and 40 and runs with the northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos. 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning.

Being the same property conveyed to Eric Sox and George Brandt by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated April 15, 2015, of record in Instrument No 20150421-0035378, 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 2133, page 23, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3707 Grubbs Road, 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 Katherine Suzanne Ebersold, unmarrie, 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 1st day of October, 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, a married man and George Brandt, a married man, 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 1st 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 $185,500.00

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2015.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY