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

Davidson County DEEDWARR
Recvd: 12/16/15 14:08 3 pgs
Fees:18.00 Taxes:536.50
**20151216-0126606**

ADDRESS NEW OWNER:
**FHL03 LLC**
4833 Highlander Cove
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner/Same

MORTGAGEE
NONE

MAP 163
GROUP 02 0A
PARCEL 003.00

# 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** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **FHL03 LLC, a Tennessee limited liability company**, 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 LOT NUMBER 166 , HICKORY HIGHLAND PLACE, SECTION 3, PHASE 1 OF RECORD IN INSTRUMENT NO. 20031014-0151901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to George Brandt, a married man and Eric Sox, a married man by deed from Rubin Lublin TN PLLC dated July 10, 2015 and recorded in instrument no. 20150729-0074595 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) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20031014-0151901, said Register's Office.
3) Any and all restrictions, conditions, and easements of record

**This is improved property known as 4833 Highlander Cove, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FHL03 LLC, a Tennessee limited liability company, 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 15th day of December, 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, a married man and Eric Sox, 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 15th day of December, 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 $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 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

