BILL GARRETT, Davidson County
Trans:T20160001613 DEEDWARR
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Fees:13.00 Taxes:832.29
20160107-0001746

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

ADDRESS NEW OWNER:
Joel T. Clevenger
1609 Wheless Street
Nashville, Tennessee 37208

SEND TAX BILL TO:
Owner

MORTGAGEE
Acopia Home Loans
7000 Executive Center Dr., Bldg 2, Suite 105
Brentwood, TN 37027

MAP 081
GROUP 11 0
PARCEL 266.00

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 **Joel T. Clevenger, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 2 ON THE UNRECORDED RESUBDIVISION OF LOT NOS. 370 AND 371 ON THE PLAN OF MCGAVOCK WETMORE AND OTHER'S SECOND ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO SURVEY MADE ON JUNE 7, 1950, BY GEORGE WATKINS, SURVEYOR AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 2 BEGINNING ON THE SOUTH SIDE OF WHELESS STREET AT A POINT 33 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF 17TH AVENUE NORTH 90 FEET TO A DEAD LINE; THENCE EAST PARALLEL WITH WHELESS STREET 28 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH 17TH AVENUE NORTH 90 FEET TO A POINT IN THE SOUTH SIDE OF WHELESS STREET; THENCE WEST WITH THE SOUTHERLY MARGIN OF WHELESS STREET 28 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to George Brandt and Eric Sox by deed from J. Phillip Jones, Substitute Trustee, dated August 20, 2015, of record in Instrument No 20150831-0088043, 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) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 21, page 41, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 1609 Wheless Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joel T. Clevenger, an unmarried man, his 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, his 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 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 and Eric Sox, 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 December, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ MD) Maury

(KS)

$224,944.00

The actual value or ~~consideration,~~ whichever is greater, for this transfer is ~~$244,944.00~~.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018