BILL GARRETT, Davidson County
Trans:T20160008059 DEEDWARR
Recvd: 01/29/16 14:48 2 pgs
Fees:13.00 Taxes:388.50
20160129-0009017

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rebecca Cornelius
2940 Baby Ruth Lane, #13
Antioch, Tennessee 37013

SEND TAX BILL TO:
F&M Bank
P.O.Box 451
Clarksville, Tennessee 37041

MORTGAGEE
F&M Bank
P.O.Box 451
Clarksville, Tennessee 37041

MAP 163
GROUP 11 0E
PARCEL 040.00

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 **Rebecca Cornelius, single woman**, 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:

Being all of Unit #13, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to George Brandt and Eric Sox, by deed from Arnold M. Weiss, as Substitute Trustee, dated November 12, 2015, of record in Instrument No. 20151124-0118937, 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 Instrument No. 20021126-0146722, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in the Master Deed and By-Laws for Oak Grove Townhomes, Instrument No. 20020930-00118631 and first amendment in Instrument No. 20040511-0053732 and amended in Instrument No. 20040511-0053733, Register's Office for Davidson County, Tennessee
4) Easement(s) of record in Book 3843, Page 727 and Instrument No. 20021015-0126623, in the Register's Office of said County, Tennessee
5) Storm Water Detention Agreement of record in Instrument No. 20021015-0126623, in the Register's Office of said County, Tennessee
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2940 Baby Ruth Lane, #13, 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 Rebecca Cornelius, single woman, 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 28th day of January 2016.

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 28th day of January 2016.

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 $105,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January 2016.

NOTARY PUBLIC
My Commission Expires: 10/12/19

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON