Lawyer's Escrow Service, Inc.
1550 N. Mt. Juliet Rd. Suite 111
Mt. Juliet, TN 37122

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

BILL GARRETT, Davidson County
Trans:T20160013966 DEEDWARR
Recvd: 02/19/16 14:24 2 pgs
Fees:13.00 Taxes:924.79
20160219-0016095

ADDRESS NEW OWNER:
Troika Hanna
1048 Tulip Grove Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MORTGAGEE
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MAP 086
GROUP 08 0A
PARCEL 036.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Troika Hanna and Jacqueline Hanna, husband and wife**, hereinafter called the "GRANTEES", their 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. 475 of the Resubdivision of Lots 469-482, Camden Woods, Phase III-A of record in Plat Book 7900, page 642, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates, PLLC, Successor Trustee, dated October 19, 2015, of record in Instrument No 20151021-0106924, 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 7900, page 642, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

**This is improved property known as 1048 Tulip Grove Road, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Troika Hanna and Jacqueline Hanna, husband and wife, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, their 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 12th day of February, 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, 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 12th day of February, 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 $249,944.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE