BILL GARRETT, Davidson County
Trans:T20160014291 DEEDWARR
Recvd: 02/22/16 10:25 2 pgs
Fees:13.00 Taxes:999.00
20160222-0016493

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

ADDRESS NEW OWNER:
Allison Smith
3310 Glencliff Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, Tennessee 37027

MORTGAGEE
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, Tennessee 37027

MAP 133
GROUP 03 0
PARCEL 184.00

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 **Allison Smith, 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:

Being Lot No. 209, on the plan of Glencoe Acres, Section II, as the same appears of record in Plat Book 1835, Page 136, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates, PLLC, Successor Trustee, dated October 21, 2015, of record in Instrument No 20151023-0107990, 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 1835, page 136, said Register's Office.
3) Sanitary Sewer Easement of record Book 4298, page 691, said Register's Office
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3310 Glencliff 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 Allison Smith, unmarried, 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 19th 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 19th 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 $270,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY