BILL GARRETT, Davidson County
Trans:T20160017355 DEEDWARR
Recvd: 03/02/16 15:11 2 pgs
Fees:13.00 Taxes:370.00
20160302-0020152

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

ADDRESS NEW OWNER:
AJ Investments, LLC
1505 Sevier Court
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE
SOUTHERN BANK OF TN
1499 N. MT. JULIET RD.
MT. JULIET, TN 37122

MAP 063
GROUP 01 0
PARCEL 018.00

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, **Eric Sox, a maried man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **AJ Investments, LLC**, 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 a parcel of land in the 11th Civil District of Davidson County, Tennessee, being shown as a County School on the Map of Nawakwa Hills Annex, of record in Book 843, page 64, Register's Office for Davidson County, Tennessee, and as more particularly described in a survey of Ernest Medlin, dated November 25, 1984, unrecorded, described as follows:

Beginning at an iron pin at the intersection for Neely's Bend Road and Hudson Road; thence north 16 degrees 6 min. west 284.3 feet to an iron pin; thence north 77 degrees 22 min. east 268.0 feet to an iron pin; thence south 18 degrees 28 min. east 281.0 feet to an iron pin; thence south 76 degrees 30 min. west 279.52 feet to the beginning.

Being the same property conveyed to ERIC SOX and GEORGE BRANDT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from L. GINO MARCHETTI, JR., SUCCESSOR TRUSTEE, of record in Instrument No. 20150819-0083770, dated August 19, 2015, 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 Book 843, page 64, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 0 Neeley's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AJ Investments, LLC, 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 26th day of February, 2016.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox, a maried man and George Brandt, 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 26th 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 ~~$95,000.00~~ 100,000.00

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016