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

BILL GARRETT, Davidson County
Trans:T20160027092 DEEDWARR
Recvd: 04/04/16 14:29 2 pgs
Fees:13.00 Taxes:674.88
20160404-0031878

ADDRESS NEW OWNER:
David Langgle Martin
955 Snow Avenue
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
SWBC
9311 San Pedro, Suite 100
San Antonio, TX 78216

MAP 043
GROUP 02
PARCEL 027.00

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, **Eric Sox, a married 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 **David Langgle-Martin and Elizabeth Langgle-Martin, 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 part of the unnumbered tract, part of Lot No. 1 and part of Dortch Avenue as shown on the Map of showing the subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Foods Company's Subdivision, of record in Book 843, page 52, Register's Office for said county, described according to survey by John Kohl, Surveyor, dated February 28, 1969, as follows:

BEGINNING at a point in the westerly margin of Snow Avenue, being northerly 301 feet, more or less, from the northwesterly corner of the intersection of Park Avenue and Snow Avenue; thence South 86 deg. 20 min. West 300 feet to a point; thence North 2 deg. 20 min. west 200 feet to a point; thence north 86 deg. 20 min east 300 feet to a point in the westerly margin of Snow Avenue; thence with the margin of said Avenue South 2 deg. 20 min. east to the point of beginning.

Being the same property conveyed to Eric and George Brandt by deed from Shapiro & Ingle LLP, dated November 4, 2015, of record in Instrument No 20151109-0113852, 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) Any and all restrictions, conditions, and easements of record.

This is improved property known as 955 Snow Avenue, 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 David Langgle-Martin and Elizabeth Langgle-Martin, 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 30th day of March, 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 and George Brandt, 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 March, 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 $182,400.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY