BILL GARRETT, Davidson County
Trans:T20160030808 DEEDWARR
Recvd: 04/15/16 11:37 2 pgs
Fees:13.00 Taxes:850.79
20160415-0036317

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

ADDRESS NEW OWNER:
Anthony V. Fiacco
1205 Bellshire Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, Virginia 23452

MAP 041
GROUP 15 0
PARCEL 052.00

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 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 **Anthony V. Fiacco, an unmarried man**, 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:

Land in Davidson County, Tennessee, Being Lot No. 301 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, Pages 115 and 116, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Bellshire Drive at the corner of Lots Nos. 301 and 303, thence with the line between said two lots southerly 282.3 feet; thence south 76 deg. 13' east 22 feet; thence, north 10 deg. 35' east 4 feet; thence, south 77 deg. 35' east 167.3 feet; thence, north 10 deg. 34' east 286 feet to the southerly margin of Bellshire Drive; thence, with the same, westerly 188 feet to the beginning.

Being the same property conveyed to Eric Sox and Geroge Brandt by Trustee's Deed from Wilson & Associates, PLLC, dated December 15, 2015, of record in Instrument No 20151217-0127096, 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 2331, page 115 and 116, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1205 Bellshire Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony V. Fiacco, an unmarried man, 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 13th day of April, 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 married 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 13th day of April, 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 $229,944.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY