# WARRANTY DEED

EMILY E PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$239,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF May,2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 8.20.2019
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 120 |
|---|---|---|
| Jacob Lewis | Finworth Mortgage, LLC | GROUP 09 0 |
| 712 Glenn Ct | 2106 Crestmoor Rd | PARCEL 174.00 |
| Nashville, Tennessee 37217 | Nashville, TN 37215 | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**George Brandt, a married man and Eric Sox, a married man**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Jacob D. Lewis and Emily R. Harris, both unmarried, as tenants in common with right of survivorship**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, BEING Lot No. 7 on the Plan of The Glenn, of record in Book 6900 page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to George Brandt, a married man and Eric Sox, a married man by deed from Wilson & Associates, PLLC dated January 26, 2016 and recorded in Instrument No. 20160202-0010117 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) Subject to plat of record in Plat Book 6900, page 138, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **712 Glenn Ct, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand and official seal at office this 20th day of May, 2016.

George Brandt

Eric Sox

BILL GARRETT, Davidson County
Trans:T20160043395 DEEDWARR
Recvd: 05/24/16 08:52 2 pgs
Fees:13.00 Taxes:887.63
20160524-0051778

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, and Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027