Davidson County DEEDWARR
Recvd: 06/30/16 11:01 2 pgs
Fees:13.00 Taxes:310.80
20160630-0066909

WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00
$ -
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF June 24, 2016
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-6-17
(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 080
John D. Denton	Same	GROUP 08 0
4434 Brush Hill		PARCEL 160.00
Nashville, TN 37216		

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,

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

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

John D. Denton, a married man

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:

BEING LOT NO. 209 ON THE PLAN OF SECTION THREE, BORDEAUX HILLS, OF RECORD IN BOOK 3600, PAGE 34, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 209 FRONTS 55.0 FEET ON THE SOUTHWESTERLY MARGIN OF LEGRANGE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 125.0 FEET TO A DEAD LINE IN THE REAR.

Being the same property conveyed to Eric Sox, a married man and George Brandt, a married man by deed from JASON S. MANGRUM, as Substitute Trustee dated May 2, 2016 and recorded in Instrument No 20160506-0045093 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) taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3209 Lagrange Drive, Nashville, Tennessee 37218.**

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 23 day of June 2016.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, a married man and George Brandt, a married man, 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, this23 day of June 2016

NOTARY PUBLIC

My Commission Expires: 2·25·19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Nashville Title Insurance Corp
2818 Bransford Ave
Nashville, TN 37204

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.