BILL GARRETT, Davidson County
Trans:T20160057799 DEEDWARR
Recvd: 07/07/16 10:28 2 pgs
Fees:13.00 Taxes:573.50
20160707-0069495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$155,000.00
Tammy Jo Tweedy
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF July, 2016.

PIPER L. WISEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-10-19
(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 51
George Brandt	Same	GROUP 07 0
7051 Hwy 70S #315		PARCEL 029.00
Nashville, TN 37221		

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,

Tammy Jo Tweedy, a single woman

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

George Brandt, a married man and Eric Sox, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Pleasant Acres, Section Four, as of record in Book 2133, page 121, Register's Office for said County.

SAID Lot No. 34 fronts 95 feet on the northeasterly margin of Saunders Drive and extends back 413.76 feet on the northwesterly line and 367.7 feet on the southeasterly line to a broken line in the rear measuring 158.01 feet thereon.

Being the same property conveyed to Tammy Jo Tweedy, a single woman by deed from MICHAEL A. TWEEDY dated December 22, 1986 and recorded in Book 7077, page 566 said Register's Office.

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 **1101 Saunders 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 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 1st day of July, 2016.

Tammy Jo Tweedy
Tammy Jo Tweedy

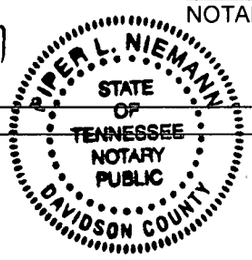
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tammy Jo Tweedy, a single woman, 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 1st day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 03-10-19



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