BILL GARRETT, Davidson County
Trans:T20160059501 DEEDWARR
Recvd: 07/12/16 13:02 2 pgs
Fees:13.00 Taxes:571.65
20160712-0071323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/16/18
(AFFIX SEAL)

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 043
Irene Bernal Fortner 1120 Circle Drive Madison, Tennessee 37115	Same as new owner	GROUP 0 10 PARCEL 049.00

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

IRENE BERNAL FORTNER, JOSE MORALES, MICHAEL DEAN FORTNER, joint tenants with the 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:

Being part of Lot No. 5 of Block F in the East Lawn Subdivision to Nashville, a plan of which is of record in Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee. Having heretofore conveyed a triangular portion of Lot No. 5 on the west side to W.T. Davis and wife, Ethel Davis. The purpose of this conveyance is to transfer the remainder of said Lot No. 5 which fronts 50 feet on the easterly margin of Circle Drive and runs back approximately 150 feet on the north side to a stake placed there by W.T. Davis and J.L. McMurtry to mark the corner of the division of Lot No. 5 between W.T. Davis and J.L. McMurtry and thence running in a southerly direction approximately 50 feet to a stake placed thereby the said J.L. McMurtry on the east line of Lot No. 5 and at a point about 8 feet from the southeast corner of said lot and thence westerly about 155.75 feet to the easterly margin of Circle Drive.

Being the same property conveyed to Eric Sox, a married man and George Brandt, a married man by deed from WILSON & ASSOCIATES, PLLC dated February 12, 2016 and recorded in Instrument No 20160212-0013756 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) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1120 Circle Drive, 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 15th 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, this 15th 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:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027