WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064072 DEEDWARR
Recvd: 07/26/16 09:50 2 pgs
Fees:13.00 Taxes:358.90
20160726-0076670

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$397,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF July,2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/8/2019
(AFFIX SEAL)

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 059
Jeffrey Powell	Same	GROUP 05 0
3004 Sunnyview Ct		PARCEL 236.00
Nashville, Tennessee 37218		

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

Jeffrey Powell

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.241 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County, Said Lot No. 241 Fronts 80.2 feet on the easterly side of Sunnyview Court, and extends back 112.9 feet on the northerly line and 152.0 feet on the southerly line, to a broken line in the rear, measuring 106.9 feet theron.

Being the same property conveyed to Eric Sox and George Brandt joint tenants with rights of survivorship by deed from Wilson & Associate, PLLC, Successor Trustee, dated: May 6, 2016, of record in Instrument No 20160511-0046706, 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) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3004 Sunnyview Ct, 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 22nd day of July, 2016.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox and George Brandt, 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 22nd day of July, 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