WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070916 DEEDWARR
Recvd: 08/16/16 09:05 2 pgs
Fees:13.00 Taxes:777.00
20160816-0085148

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$~~$210,000.00~~
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF August, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
|(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 069
Jared M. Wright	Pacific Union Financial LLC	GROUP 11 0
3822 Hydes Ferry Road	8900 Freeport Pkw Ste 150	PARCEL 070.00
Nashville, Tennessee 37218	Irving, Texas 75063	

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

Jared M. Wright and Brandi L. Cook,
as joint tenants with rights 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:

A TRACT OF LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE OLD HYDES FERRY PIKE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIE MCCALL AND WIFE BY DEED FROM NOAH W. COOPER OF RECORD IN BOOK 634, PAGE 284, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID PIKE, SOUTHEASTWARDLY 63 FEET; THENCE NORTHEASTWARDLY AND PARALLEL WITH WILLIE MCCALL'S LINE 195 FEET; THENCE NORTHWESTWARDLY 63 FEET TO THE EASTERN BOUNDARY LINE OF SAID WILLIE MCCALL PROPERTY; THENCE WITH SAID MCCALL'S LINE SOUTHWESTWARDLY 195 FEET TO THE BEGINNING.

Being the same property conveyed to GEORGE BRANDT and ERIC SOX by deed from RUBIN LUBLIN TN, PLLC, as Substitute Trustee, dated December 11, 2015, of record in Instrument No 20151230-0130908, 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 **3822 Hydes Ferry Road, 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 9th day of August, 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 9th day of August, 2016.

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: February 25, 2019

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