Send Record and to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

Davidson County	DEEDWARR
Recvd: 09/28/16 15:42	2 pgs
Fees:13.00 Taxes:477.30	
20160928-0102483	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$129,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF September,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 059
Deaundrea Walker	Same	GROUP 15 0
728 Ringgold Drive	Owner at Property Address	PARCEL 060.00
Nashville, Tennessee 37207		

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,

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

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

Deaundrea Lee Walker, aka Deaundrea Walker, a single woman

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. 154 n the Plan of Haynes Manor S/D (erroneously referred to as Haynee Manor S/D in prior deed) Section 1, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot #154 fronts 65.0 feet on the northwesterly margin of Ringgold Drive and runs back between parallel lines measuring 135.0 feet on each line to a dead line in the rear measuring 65.00 feet thereon.

Being the same property conveyed to GEORGE BRANDT and ERIC SOX, as joint tenants with rights of survivorship, by deed from SHAPIRO & INGLE, LLP, a Tennessee limited liability partnership, as Substitute Trustee, of record in Instrument No. 20160617-0061660, dated June 14, 2016, 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 **728 Ringgold Drive, Nashville, Tennessee 37207**.

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 26th day of September, 2016.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, a married man and Eric Sox, 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 26th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019