WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$169,944.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Davidson County DEEDWARR
Recvd: 10/04/16 15:15 4 pgs
Fees:23.00 Taxes:628.79
20161004-0104818

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 176
Juan Balderrama Machuca 4928 Hickory Woods E Antioch, Tennessee 37013	Interstate Mortgage Service 1260 Energy Park St Paul MN 55108	GROUP 05 0 PARCEL 021.00

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,

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

Juan Balderrama Machuca Aima A. Arreloa, husband and wife

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 LOT NO. 98 ON THE PLAN OF HICKORY WOODS EAST, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to ERIC SOX and GEORGE BRANDT by deed from RUBIN LUBLIN TN, PLLC, Substitute Trustee, dated May 16, 2016, of record in Instrument No 20160615-0060480, 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 **4928 Hickory Woods E, Antioch, Tennessee 37013.**

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 30th 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 30th day of September, 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

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 30th day of September, 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

True Copy Certification

I, Yvette Meldrum, 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 Williamson

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Notary's Signature

My Commission Expires: 7-11-20

