# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/16 14:20 3 pgs
Fees:18.00 Taxes:530.95
**20161005-0105372**

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$143,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|4th DAY OF October,2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

MICHAEL K. HARRELL
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 041 |
|---|---|---|
| James Derrick Bandy | Cash | GROUP 110 |
| 3917 Sussex Drive | N/A | PARCEL 046.00 |
| 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,

**Sussex Renovation Trust and Tanya Rodriguez**

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

**James Derrick Bandy**

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 Number 320 on the plan of Bellshire Estates Section "A" of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee.
Said Lot Number 320 fronts 154 feet on the easterly side of Sussex Drive and runs back 274.8 feet on the southerly line and 237.4 feet on the northerly line, to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Sussex Renovation Trust and Tanya Rodriguez by deed from EnTrust Tennessee FBO, Daniel Allen Heichelbech, IRA a 50% undivided interest and EnTrust Tennessee FBO, Les Armin Lazarus,IRA a 50% undivided dated October 8, 2015 and recorded in Instrument no. 20151013-0104282 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 **3917 Sussex 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 4th day of October, 2016.

Tanya Rodriguez, Trustee

Tanya Rodriguez, Trustee

Tanya Rodriguez, Individually

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sussex Renovation Trust and Tanya Rodriguez, 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 4th day of October, 2016.

Michael K Harrell
NOTARY PUBLIC

My Commission Expires: 2-25-19

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tanya Rodriguez**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **Sussex Renovation Trust** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 3rd, day of October, 2016.

Michael K. Harrell
Notary Public
My Commission expires: 2-25-19

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

