BILL GARRETT, Davidson County
Trans:T20160096443 DEEDQC
Recvd: 11/01/16 10:52 2 pgs
Fees:12.00 Taxes:0.00
20161101-0115315

THIS INSTRUMENT WAS PREPARED BY
And Return To Eric Sox
7051 Highway 70 South # 315
Nashville TN 37221

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Justin Rogers	SAME	060-01-0-138.00
309 Compass Pt		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), 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,
as joint tenants in common with rights of survivorship,

HEREINAFTER CALLED THE GRANTORS DO HEREBY QUITCLAIM, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Rogers

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNT, TENNESSEE, BEING LOT NO. 138 ON THE PLAN OF GOLDEN VALLEY ESTATES, SECTION I, AS OF RECORD IN BOOK 4175, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION.

The source of title is recorded at Book 4634 Page 386, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Sox & George Brandt by deed from Rubin Lublin, PLLC, dated September 15, 2016, of record in Instrument Number
20161101-0115314 Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Commonly known as: 3157 Gwynnwood Drive, Nashville, TN 37207

Witness my hand this day 25 of October, 2016.

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 Eric Sox and George Brandt the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of Oct, 2016.

Commission expires: 2-25-19

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

For Tennessee Recording Purposes:

State of Tennessee
County of Davidson

As required by TENNESSEE CODE ANNOTATED Section 67-1-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the VALUE of the property transferred, WHICHEVER IS GREATER, is -0- (zero)

Sworn and subscribed to before me on this 25, day of Oct, 2016.

Affiant:

Commission expires: 2-25-19

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY