Davidson County DEEDWARR
Recvd: 11/23/16 15:24 3 pgs
Fees:18.00 Taxes:518.00
20161123-0124053

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
|$$140,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 22nd DAY OF November 2016
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4-20-19
| (AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 175
Mae Norma Hall	Same	GROUP 02 0B
1507 Sprucedale Drive		PARCEL 009.00 CO
Antioch, Tennessee 37013		

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

Mae Norma Hall, unmarried

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 all of Unit No. 4805 (Four Thousand Eight Hundred Five) as shown on Exhibit D to the Master Deed of Old Hickory Commons of record in Instrument Number 20080317-0026338 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates PLLC, of record in Instrument No 20160728-0077828, Register's Office for said County, dated July 27, 2016, and Recorded on July 28, 2016

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 Declaration of Covenants, Restrictions, and Conditions of record in Instrument Number 20070920-0112646, as amended in Instrument Number 20071213-0143334, amended and restated in Instrument Number 20080317-0026338; Easement to Fifty Foot Colonial Pipeline Easement of record in Book 3570, Page 11; Easement to Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642 and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Commons Homeowners' Association, Inc., a Tennessee Corporation of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, Page 432, in Book 4425, Page 535, and in Book 11124, Page 716; and to any and all matters shown on said plat as shown as Exhibit D to Master Deed appearing of record in Instrument Number 20080317-0026338; all of said Register's Office.

This conveyance is made subject to the following:
1) taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1507 Sprucedale Drive, 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 22nd day of November, 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 22nd day of November, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

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, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY