BILL GARRETT, Davidson County
Trans:T20170009340 DEEDWARR
Recvd: 02/01/17 10:10 2 pgs
Fees:13.00 Taxes:758.50
20170201-0010588

WARRANTY DEED

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$205,000.00
Sarah M. Dooley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January,2017.
Deborah L. Baxter
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
Minako Hofmann	Same	GROUP 110
6157 Omega Street		PARCEL 034.00
Riverside, CA 92506		

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,

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

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

Minako Hofmann and Mark Schuler, wife and husband

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 part of Lot No. 13 on the Plan of Herbert Anderson Tract, part of N.O. Love Estates, as of record in Book 421, page 37, Register's Office for said County.

Beginning on the westerly margin of Saunders Ave at the southeast corner of Lot No. 50 on the Plan of Oakland Acres, Section 5, as of record in Book 2854, page 15 of Register's Office; thence with the westerly margin of Saunders Avenue around a slight curve having a radius of 339.5 feet southerly 45 feet to a point and continuing with said Avenue South 1 degrees 39' West 51.5 feet to the northeast corner of the property conveyed to B.M. Poole, Jr. and wife, Shirley J. Poole, by deed from Maddux Construction Co., Inc., of record in Book 3221, page 275, of said Register's Office; thence with said boundary line westerly 220 feet to the eastern boundary line of Lot No. 7 on the Plan of Oakland Addition, of record in Book 2854, page 141, said Register's Office; thence with the same North 1 degree 39' West 96.1 feet to a point in the southern boundary line of Lots 49 on the Plan of Oakland Acres, Section 5; thence with the southern boundary line of Lots 49 and 50 on said Plan, South 88 degrees 21' East 223 feet to the beginning.

Being the same property conveyed to Eric Sox and George Brandt by deed from Wilson & Associates, PLLC Successor Trustee, of record in Instrument No 20160927-0101838, Register's Office for said County, dated September 21, 2016, and Recorded on September 27, 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 following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1404 Saunders Avenue, Madison, Tennessee 37115**.

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 January, 2017.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, a married man and George Brandt, 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 January, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Warranty Title
165 INDIAN LAKE BLVD., STE. 106
HENDERSONVILLE, TN 37075
TEL 615.264.2718 FAX 615.264.2946

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027