BILL GARRETT, Davidson County
Trans:T20170011216 DEEDWARR
Recvd: 02/07/17 09:46 2 pgs
Fees:13.00 Taxes:721.50

20170207-0012815

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(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 052
Ian Thomas Wilson	Movement Mortgage LLC	GROUP 090
1115 Fernbank	841 Seahawk Circle	PARCEL 008.01
Madison, Tennessee	Virginia Beach, Virginia 23452	

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

Ian Thomas Wilson and Amy Louise Wilson, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being a part of Lot No. 17 of the Montague Subdivision of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee.

Beginning on the Southeast margin of Fernbank Drive as widened at a point 225.5 feet northwardly from Palestine Avenue; thence, South 53° 49 Minutes East 208.8 feet to a point; thence, North 36° 93 minutes East 52.3 feet to the Southeast corner of the property conveyed to Goldie Pearl Rogers; thence, North 53° 7 minutes West with said Rogers Southwest line 208.8 feet to the Southeast margin of Fernbank Avenue as widened; thence, with said margin South 36° 53 minutes West 54.5 feet to the Point of Beginning, and certain real estate in Davidson County, Tennessee, as follows: Being part of Lot 1 of the Resubdivision of part of Lot No. 17 Montague Subdivision , as of record in Book 5190, Page 544, Register's Office for Davidson County, Tennessee. Beginning at a point in the Southeast Margin of Fernbank Avenue, said point being the Northeast corner of that property conveyed to Bennie I. Allen Tuberville (Riddle) by Deed of Record in Book 4839, Page 699, said Register's Office, thence along the Northeast line of said property conveyed in Book 4839, Page 699, said Register's Office, Southeast 208.8 feet to a point; thence, South 36° 53 minutes 00 seconds W. 6.6 feet to an iron pin; thence S 53° 15 minutes 27 seconds E, 208.39 feet to an iron pin in the Southeast margin of Fernbank Avenue; thence with the margin of same Northeast, 5.5 feet to the Point of Beginning.

Being the same property conveyed to Eric Sox and George Brandt, 1/2 undivided interest each by deed from Shapiro & Ingle LLP, of record in Instrument No 20161019-0110311, Register's Office for said County, dated October 17, 2016, and Recorded on October 19, 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 **1115 Fernbank, 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 6th day of February, 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 6th day of February, 2017.

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