Davidson County DEEDWARR
Recvd: 02/13/17 12:06 3 pgs
Fees:18.00 Taxes:647.50
20170213-0014778

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$175,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF February,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4/06/2021
(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 058
Christopher Valdez	Pinnacle Bank	GROUP 000
4301 Eatons Creek Road	Po Box 331678	PARCEL 032.00
Nashville, Tennessee 37218	Murfreesboro, TN 3713	

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

CHRISTOPHER L. VALDEZ AND ALYSIA RAMIREZ, 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 tract of land situated in the 13th District of Nashville Davidson County Tn. According to a survey made by W.T. Smith Land Surveying dated February 9th 2017, is more particularly described as follows:

Beginning at an iron rod (found) at the northeast corner of lot 199, as shown on the final plat entitled Enchanted Hills, Section 8 of record in Plat Book 4300, Page 99 R.O.D.C.,Tn. and in the south line of the property conveyed to Alfred E. Coleman as evidenced in Deed Book 4319, Page 132 R.O.D.C.,Tn.; thence, with Coleman's south line North 75° 44' 55" East 150.88 feet to a point in the west margin of Eatons Creek Road; thence, with said margin of Eatons Creek Road North 14° 15' 05" West 723.40 feet to the actual Point-Of-Beginning for this hereon described tract of land, said point also being the north east corner of the property conveyed to Calpurnia P. Weathersby as of record in Deed Book 9576, Page 989 R.O.D.C.,Tn. also known as lot 186 Enchanted Hills, Section 6, as of record in Plat Book 4300, Page 38 R.O.D.C.,Tn.; thence, with Calpurnia's north line South 71° 58' 55" West 173.49 feet to the center of Eatons Creek; thence, with the general center of Eatons Creek for the next 2 calls; North 07° 05' 09" East 35.76 feet to a point; thence, North 01° 16' 03" West 77.65 feet to a point, said point being the southwest corner of the property conveyed to Ricky R. & Andrea E. Collins property as evidenced in Deed Book 9874, Page 132 R.O.D.C.,Tn.; thence, departing said centerline of said creek and running with the south line of the Collins property North 74° 46' 35" East 142.68 feet to a point in the west margin of Eatons Creek Road; thence with the west margin of said road, South 14° 15' 05" East 100.00' to the Point-Of-Beginning, For informational purposes only: survey references subject property to contain 16,190 Square Feet or 0.372 acres more or less.

Being the same property conveyed to George Brandt and Eric Sox by deed from Shapiro & Ingle LLP, of record in Instrument No 20160829-0090181, Register's Office for said County, dated August 22, 2016, and Recorded on August 29, 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 **4301 Eatons Creek Road, Nashville, Tennessee 37218.**

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 10th day of February, 2017.

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 10th day of February, 2017

NOTARY PUBLIC

My Commission Expires: 2-25-19

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

True Copy Certification

I, JUSTIN HALL 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

HILLARY A PATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY