RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-35815

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/17 14:04 3 pgs
Fees:18.00 Taxes:888.00
20170215-0015748

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$240,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|10th DAY OF February,2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: March 18, 2019
| (AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC 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 062
Stephen J. Madeiros	CMG Mortgage Inc	GROUP 02 0B
2804 Paddle Wheel Road	3160 Crow Canyon Road Ste 400	PARCEL 08500 CO
Nashville, Tennessee 37214	San Ramon, California 94583	

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

Debbie Wadsworth and Stephen Madeiros, 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 Lot No. 246 on the Plan of Abbington Park, Phase One-Section Two of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Sox and George Brandt, a one half undivided interest each by deed from Wilson & Association, PLLC, of record in Instrument No 20161031-0114786, Register's Office for said County, dated October 25, 2016, and Recorded on October 31, 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) Property is subject to all matters affecting said premises as contained in Supplementary Declaration to Restriction Convenants for Abbington Park, and recorded Inst. No. 20041202-0143845, Register's Office for Davidson County, Tennessee.
3) Property is subject to all matters affecting said premises as contained in Second Supplementary Declaration to Restriction Convenants for Abbington Park, and recorded Inst. No. 20040401-0036606, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in First Amendment to Declaration for Abbington Park, and recorded Inst. No. 20161027-0113738, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Second Amendment to Declaration for Abbington Park, and recorded Inst. No. 20170124-0007830, Register's Office for Davidson County, Tennessee.
6 Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as **2804 Paddle Wheel Road, Nashville, Tennessee 37214.**

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.

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 10th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Stewart Title – Tennessee Division
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129
Office: (615) 661-6674

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

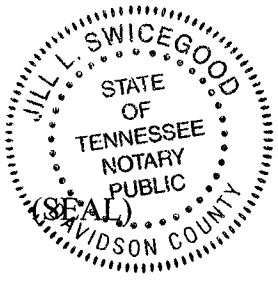
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018