Return To:
Four Star Title, LLC
~~2506 N. Mt. Juliet Road~~
Mt. Juliet, TN 37122

17-0051

BILL GARRETT, Davidson County
Trans:T20170018994 DEEDWARR
Recvd: 03/06/17 11:00 2 pgs
Fees:13.00 Taxes:693.75

20170306-0021747

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$187,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|1st DAY OF March,2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| 9-6-20 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 041
Derrick W. Brimsy	Mortgage Investors, ~~FKE~~ Group	GROUP 07 0
1227 Bell Grimes Ln	8320 E Walker Springs Ln, Ste 200	PARCEL 065.00
Nashville, Tennessee 37207	Knoxville, TN 37923	

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

Sunni Brimsy, a married woman and Searcy Mullenix, a married man

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 378 on the Plan of Bellshire Estates Section "A", as shown by Plat of Record in Plat Book 2331, page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 378 fronts 102.0 feet on the southerly side of Bell Lane and runs back 253.0 feet on the westerly side and 279.7 feet on the easterly side to a dead line in the rear on which it measures 105.5 feet.

Being the same property conveyed to Eric Sox and George Brandt 1/2 Undivided Interest Each by deed from Andy Regg, of record in Instrument No 20160921-0099386, Register's Office for said County, dated September 20, 2016, and Recorded on September 21, 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 **1227 Bell Grimes Ln, Nashville, Tennessee 37207**.

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 ~~1st~~ 2nd day of March, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt and Eric Sox, 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 ~~1st~~ 2nd day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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