WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021631 DEEDWARR
Recvd: 03/14/17 10:07 2 pgs
Fees:13.00 Taxes:401.45
20170314-0024832

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$108,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|8th DAY OF March,201
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7/2/2018
| (AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 043
J. Barry Bruce	J. Barry Bruce	GROUP 12 0
135 Rio Vista Drive	319 Jenkins Cemetery Rd	PARCEL 022.00
Madison, Tennessee 37115	Centerville, TN 37033	

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

J. Barry Bruce, unmarried

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. 12 on the Subdivision of Parts of Lots No. 6, 7, and 8 on the Plan of Anderson Estates, of record in Plat Book 1835, page 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 100 feet on the westerly side of Rio Vista Drive and extends back between lines 400 feet to a dead line.

Being the same property conveyed to ERIC SOX and GEORGE BRANDT by deed from WILSON & ASSOCIATES, PLLC, Successor Trustee, of record in Instrument No 20170228-0019357, Register's Office for said County, dated February 17, 2017, and Recorded on February 28, 2017

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 **135 Rio Vista Drive, 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 8th day of March, 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 8th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Unit 2, Ste. B
Goodlettsville, TN 37072

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