Davidson County DEEDWARR
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Fees:18.00 Taxes:961.79
20170315-0025517

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$259,944.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/29/19
(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 096 |
|---|---|---|
| Lucas Kane | Bank of America | GROUP 06 0 |
| 2903 Ironwood Drive | 6400 Legacy Dr, MS TX2 972 04 02 | PARCEL 086.00 |
| Nashville, Tennessee 37214 | Plano, Texas 75024 | |

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, each with a one half undivided interest**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Lucas Kane and Jane A. Hirtle**

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:

BEING LOT NO. 8 ON THE PLAN OF CLOVERHILL, SECTION II, AS OF RECORD IN BOOK 2333, PAGE 46, AS AMENDED BY CERTIFICATE OF RECORD IN BOOK 2155, PAGE 21, (erroneously shown as Book 2355, page 21 in former deeds) REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 8 FRONTS 100 FEET ON THE NORTHWESTERLY SIDE OF IRONWOOD DRIVE AND RUNS BACK 319.98 FEET ON THE NORTHEASTERLY LINE AND 222.7 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE, MEASURING 135 FEET THEREON.

Being the same property conveyed to Eic Sox and Geroge Brandt, each with one half individed interest by deed from Jerry A Bridenbaugh, of record in Instrument No 20161115-0120309, Register's Office for said County, dated November 9, 2016, and Recorded on November 15, 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 **2903 Ironwood Drive, 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 13th 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 13th day of March, 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

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

