WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022941 DEEDWARR
Recvd: 03/17/17 12:28 2 pgs
Fees:13.00 Taxes:666.00
20170317-0026310

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$180,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF March,2017.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 120
Monica Hernandez	Highlands Residential Mortgage Ltd	GROUP 06 0
1324 Saturn Dr	*~~30 Burton Hills Blvd Ste 400~~	PARCEL 010.00
Nashville, Tennessee 37217	~~Nashville, Tennessee 37215~~ *12001 N.Central Expressway,#750 Dallas,TX 75243	

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

Monica D. Hernandez, a single woman

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. 137 on the Map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for said County.

Said Lot No. 13 fronts 82.1 feet on the Northerly side of Saturn Drive and runs back between lines 181.1 feet on the Easterly line and 215.9 feet on the Westerly line to a dead line in the rear on which it measures 61 feet, more or less.

Being the same property conveyed to George Brandt and Eric Sox by deed from Wilson & Associates PLLC, of record in Instrument No 20160620-0062513, Register's Office for said County, dated June 14, 2016, and Recorded on June 20, 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 **1324 Saturn Dr, Nashville, Tennessee 37217**.

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 15th day of March, 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 15th 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:

M175980

MIDTOWN TITLE, LLC

1704 Charlotte Avenue, Suite 105, Nashville, TN 37203

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