BILL GARRETT, Davidson County
Trans:T20170024451 DEEDWARR
Recvd: 03/22/17 15:27 2 pgs
Fees:13.00 Taxes:218.30
20170322-0028207

Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$59,000.00~~. Affiant Subscribed and sworn to before me, this the 20th day of March, 2017. Notary Public My commission expires: 8-20-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Sox George Brandt		
7051 Hwy 70 S. #315	New Owner	070-01-0-049.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REAL RESULTS UNLIMITED, INC., A FLORIDA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC SOX AND GEORGE BRANDT, A ONE HALF UNDIVIDED INTEREST EACH, AS TENANTS IN COMMON, WITH NO RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot. No. 292, on the map of Treppard Heights, Section No. 8, as of record in Book 2854, page 52, Register's Office for said County.

Said Lot No. 292 fronts 80 feet on the Southerly side of West Hamilton Avenue and runs back between lines, 539.5 feet on the Easterly line passing a witness line at 289.5 feet and 563.3 feet on the West line passing a witness line at 303.5 feet to the center of Whites Creek, measuring 81 feet across the rear.

Being the same property conveyed to Martin A. Kooperman, Trustee by Quitclaim Deed from Clifton Sawyers, Jr., of record in Book 6360, Page 105, Register's Office for Davidson County, Tennessee, dated August 13, 1984, and recorded on August 15, 1984 and within the same deed the said Martin A. Kooperman, Trustee conveyed his interest in the subject property to Clifton Sawyers, Jr. et ux, Dorothy Sawyers, as tenants by the entireties. Dorothy Lee Sawyers having since died July 15, 2007, leaving Clifton Sawyers, Jr.

Being the same property conveyed to Real Results Unlimited, Inc., by Deed from Clifton Sawyers Jr., of record in Instrument No. 20170322-0028206, Register's Office for Davidson County, Tennessee, dated March 20, 2017, and recorded on March ___, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3231 West Hamilton Avenue, Nashville, TN 37218-2207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of March, 2017.

Real Results Unlimited, Inc.

Daniel Caywood, Vice President

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Caywood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Real Results Unlimited, Inc., and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2017.

Notary Public

My Commission Expires:
04-28-19

Notary Public State of Florida
Frank M Brennan
My Commission FF 225200
Expires 04/28/2019

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED