BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170034266 DEEDWARR
Recvd: 04/24/17 11:22 2 pgs
Fees: 13.00 Taxes: 888.00
20170424-0040096

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$240,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Improve Nashville, LLC	Same	GROUP 16 0
P.O. Box 3051	P.O. Box 3051	PARCEL 146.00
Brentwood, TN 37024	Brentwood, TN 37024	

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 1/2 undivided interest each without rights of survivorship

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

Improve Nashville, LLC, a Tennessee limited liability company

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:

All that parcel of land in Nashville, Davidson County, State of Tennessee, as more fully described in Deed ID# 72.16-146, Being known and designated as Lot 17, Porter Heights-Part Four in Plat Book 1424, Page 103, recorded 05/06/1949, and being more completed described as follows:

BEING LOT NO. 17 ON THE PLAN OF PORTER HEIGHTS, PART FOUR, OF RECORD IN PLAT BOOK 1424, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Eric Sox and George Brandt 1/2 undivided interest each without rights of survivorship by deed from Shapiro & Ingle, LLP, of record in Instrument No 20161228-0136167, Register's Office for said County, dated December 19, 2016, and Recorded on December 28, 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 **1422 Preston Drive, Nashville, Tennessee 37206.**

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 17th day of April, 2017.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox and George Brandt 1/2 undivided interest each without rights of survivorship, 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 17th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Escrow Officer
Premier Escrow, LLC
4301 Hillsboro Pike, Ste. 300
Nashville, TN 37215
Phone No. 615.269.6626

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