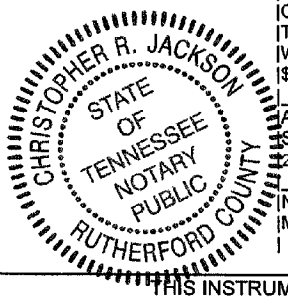
Davidson County DEEDWARR
Recvd: 05/03/17 13:59 3 pgs
Fees:18.00 Taxes:303.40
20170503-0043755

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: March 18, 2019
(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 034
Pat McAfee 106 Churchill Xing Madison, Tennessee 37115	Brenda McAfee 122 Pebble View Dr. Franklin, TN 37064	GROUP 03 0B PARCEL 106.00 CO

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

William P. McAfee and Brenda A. McAfee, husband and wife

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 Unit 106, CHURCHILL CROSSING CONDOMINIUMS, PHASE 1, BUILDING 1, as established under Master Deed of record in Book 7792, Page 915, amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Eric Sox and George Brandt, a one half individed interest each by deed from Wilson & Associates PLLC, of record in Instrument No 20170418-0037897, Register's Office for said County, dated April 15, 2017, and Recorded on April 18, 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 **106 Churchill Xing, 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 28th day of April, 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 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Stewart Title Company
121 1st Avenue South, Ste 200
Franklin, TN 37064
Office: (615) 661-6674

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

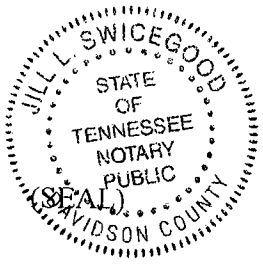
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018