WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041088 DEEDWARR
Recvd: 05/15/17 11:20 2 pgs
Fees:13.00 Taxes:334.85
20170515-0047882

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$90,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 070
Antonio Parades Casimiro	Same	GROUP 01 0
3231 W Hamilton Avenue		PARCEL 049.00
Nashville, Tennessee 37218		

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 marreid man and Eric Sox, a married man

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

Antonio Parades Casimiro and Dayana Aleman Mendoza, as Tenants in Common with Rights of Survivorship

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 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 George Brandt, a marreid man and Eric Sox, a married man by deed from Real Results Unlimited Inc dated March 20, 2017 and recorded in Instrument No. 20170322-0028207 said Register's Office.

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 **3231 W Hamilton Avenue, Nashville, Tennessee 37218**.

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 12th day of May, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, a marreid 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 12th day of May, 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