WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170045861 DEEDWARR
Recvd: 05/31/17 09:22 2 pgs
Fees: 13.00 Taxes: 751.10
20170531-0053764

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$203,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF May,2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 120
Christopher B. Crook	Same	GROUP 09 0
511 Glenpark Drive	1096 Batey Dr.	PARCEL 037.00
Nashville, Tennessee 37217	Nashville, TN 37204	

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

Christopher B. Crook, unmarried

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 the southeasterly front part of Lot No. 5 A 6 on the Plan of Glengarry Park, Section Five-A of record in Book 3300, Page 58, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Glenpark Drive, at the corner of Lots 5 A 6 and 5 A 6; thence with the line between said lots northwesterly 165.2 feet, more or less, to a point at the corner of the property conveyed to Metropolitan Government of Nashville and Davidson County; for the construction of a controlled access highway known as Briley Parkway, shown in the deed in Book 3534, Page 537; thence along the margin of said controlled access highway; southwesterly 13 feet more or less to a point; thence southeasterly 20 feet more or less to a point; thence southwesterly 70 feet more or less to a point in the line between lots 5 A 6 and 5 A 7; thence with the line between said lots southeasterly 143.4 feet more or less to the northwesterly margin of Glenpark Drive; thence with the margin of the same, northeasterly 80 feet to the pint of beginning.

Being the same property conveyed to George Brandt and Eric Sox by deed from Leslie M Wright, a single woman, of record in Instrument No 20161212-0130220, Register's Office for said County, dated December 6, 2016, and Recorded on December 12, 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 **511 Glenpark Drive, 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 26th day of May, 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 26th 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:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

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