BILL GARRETT, Davidson County
Trans:T20170047316 DEEDWARR
Recvd: 06/05/17 09:26 2 pgs
Fees:13.00 Taxes:1017.50
20170605-0055604

WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

|STATE OF TENNESSEE TN
|COUNTY OF ~~Davidson~~ Williamson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$275,000.00 Ann M. Vandrbeet
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF May,2017.
| Hillary Torrence
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 12-05-2020
| (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 161
Megan Bedford	SWBC Mortgage Corp.	GROUP 04 0
5201 Raywood Lane	9311 San Pedro Ave., Suite 100	PARCEL 046.00
Nashville, Tennessee 37211	San Antonio, TX 78216	

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

Megan Bedford and Daniel D. Bedford, wife and husband

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 Lot No. 12 on the Plan of Southwood Subdivision, of record in Book 2663, Page 125 and 126, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Brandt and Eric Sox 1/2 undivided interest each by deed from Brook & Scott PLLC, of record in Instrument No 20161017-0109590, Register's Office for said County, dated October 12, 2016, and Recorded on October 17, 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 **5201 Raywood Lane, Nashville, Tennessee 37211**.

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 31st 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 31st 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:

Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

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