BILL GARRETT, Davidson County
Trans:T20170051928 DEEDWARR
Recvd: 06/19/17 09:33 2 pgs
Fees:13.00 Taxes:795.50

20170619-0061002

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00
X Anthony Guevara Meraz
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June, 2017
Melissa D Rogers
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/23/21
(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 164
Anthony Guevara Meraz	Highlands Residential Mortgage, LTD	GROUP 12 0A
3213 Cloudfalls Trace	12001 N.Central Expressway, Ste 750	PARCEL 015.00
Antioch, Tennessee 37013	Dallas, TX 75243	

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

Anthony Guevara Meraz, a single man

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 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF WEATHERSTONE, A PLANNED UNIT DEVELOPMENT, OF RECORD AT INSTRUMENT #20020926-0117440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to George Brandt and Eric Sox, a 1/2 undivided interest each by deed from Robert J. Solomon Successor Trustee, of record in Instrument No 20170228-0019663, Register's Office for said County, dated February 14, 2017, and Recorded on February 28, 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.
3) Subject to Plat of Record in Instrument No. 20020926-0117440, said Register's Office
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3213 Cloudfalls Trace, Antioch, Tennessee 37013.**

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 16th day of June, 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 16th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

WARRANTY™
-EST. 1952-
Title Insurance Company
120 ANDERSON LANE, HENDERSONVILLE, TN 37075

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