WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170058207 DEEDWARR
Recvd: 07/07/17 14:36 2 pgs
Fees: 13.00 Taxes: 577.20

20170707-0068580

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 156,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF July, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFFREY M. GRASSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 043
Alex Holding LLC	Same	GROUP 05 0
906 Ward Street		PARCEL 071.00
Nashville, Tennessee 37207		

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 Bandt, a married man
and
Eric Sox, a married man,
one half undivided interest each

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

Alex Holding, LLC

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. 11 and the south 41 feet of Lot No. 10, Block "E" on the map of Crestview Estates, of record in Book 843, page 81, Register's Office for said County, described as follows:

Said Lot and part of lot adjoin and front together 102 feet on the easterly side of Brooks Avenue and run back between parallel lines 157.4 feet to a dead line, Lot No. 11 running back along the north margin of Roosevelt Street.

Being the same property conveyed to George Bandt and Eric Sox, one half undivided interest each by deed from Mackie Wolf Zientz & Mann PC, of record in Instrument No 20170615-0060059, Register's Office for said County, dated June 6, 2017, and Recorded on June 15, 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 **804 Brooks Avenue, 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 5th day of July, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Bandt and Eric Sox, 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 5th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

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