BILL GARRETT, Davidson County (1)
Trans:T20170063134 DEEDWARR
Recvd: 07/24/17 11:10 2 pgs
Fees:13.00 Taxes:628.63
20170724-0074485

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$169,900.00
Kate Williams
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July,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 162
Travis Mann	Farmington Mortgage	GROUP 12 0B
1345 Bell Road Unit 424	2002 Richard Jones Rd., Ste. 300A	PARCEL 061.00 CO
Antioch, Tennessee 37013	Nashville, TN 37215	

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,

ERIC SOX, A MARRIED MAN
AND
GEORGE BRANDT, 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

Travis Mann, an unmarried 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 Davidson County, Tennessee being Unit No. 17-A, of Tract VI on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to ERIC SOX AND GEORGE BRANDT ONE HALF UNDIVIDED INTEREST EACH, by deed from JERRY A. BRIDENBAUGH, SUBSTITUTE TRUSTEE, of record in Instrument No. 20170424-0039998, dated April 19, 2017, 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 **1345 Bell Road Unit 424, 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 21st day of July, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ERIC SOX, A MARRIED MAN AND GEORGE BRANDT, A MARRIED MAN, ONE HALF UNDIVIDED INTEREST EACH, 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 21st 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:

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

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