WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064570 DEEDWARR
Recvd: 07/27/17 12:48 2 pgs
Fees:13.00 Taxes:684.50
20170727-0076225

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$185,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2.25.19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Eric Sox and/or George Brandt	Same	GROUP 04 0
7051 Hwy 70 South #315		PARCEL 143.00
Nashville, Tennessee 37221		

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,

Roger L. Tison, Jr., a single man

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

Eric Sox and George Brandt

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:

Being Lot No. 9 of Block D on the Plan of Inglewood Terrace, which is of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger L. Tison, Jr., a single man by deed from James J. Reese Jr., dated May 4, 2005 and recorded in Instrument No. 20050510-0052857 said Register's Office.

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 **1706 Golf Street, Nashville, Tennessee 37216**.

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 27th day of July, 2017.

Roger L. Tison, Jr.

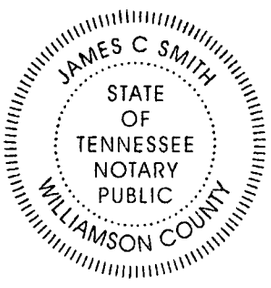
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Roger L. Tison, Jr., a single 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 27th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027