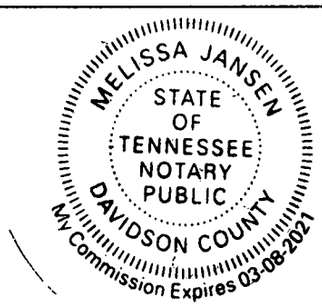
WARRANTY DEED



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$215,000.00 Stephanie Domet
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF July,2017. Melissa Jansen
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/8/21
| (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 082
Julian R. Mire	new owner	GROUP 07 0
709 Joseph Avenue		PARCEL 203.00
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 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

Julian R. Mire, 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 LOT NO. 5 ON THE PLAN OF TOWNWOOD HOMES, SECTION I, AS OF RECORD IN BOOK 3106, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 5 FRONTS 27.4 FEET ON THE EASTERLY SIDE OF JOSEPH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 136 FEET TO AN ALLEY.

Being the same property conveyed to Eric Sox and George Brandt, a 1/2 undivided interest each without rights of survivorship by deed from Rubin Lublin TN PLLC, of record in Instrument No 20170404-0032617, Register's Office for said County, dated March 16, 2017, and Recorded on April 4, 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 **709 Joseph Avenue, Nashville, Tennessee 37207**.

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 July, 2017.

George Brandt

BILL GARRETT, Davidson County
Trans:T20170067315 DEEDWARR
Recvd: 08/04/17 10:13 2 pgs
Fees:13.00 Taxes:795.50



20170804-0079756

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 July, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
RUDY TITLE and ESCROW, LLC
608 Shelby Avenue
Nashville, TN 37206

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