BILL GARRETT, Davidson County
Trans:T20170071943 DEEDWARR
Recvd: 08/18/17 12:27 2 pgs
Fees:13.00 Taxes:1413.40

20170818-0085115

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$382,000.00
|
|Affiant Jennifer Welch
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF August,2017.
|
|NOTARY PUBLIC: Tracey Perry
|MY COMMISSION EXPIRES: 1-8-19
| (AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 155
Richard James Thrash,III	New Owner	GROUP 03 0D
6917 Harpeth Glen Trace		PARCEL 048.00 CO
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,

George Brandt, a married man, an undivided 1/2 interest
and
Eric Sox,a married man, an undivided 1/2 interest

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

Katherine Viebranz Thrash and James Richard Thrash III,
Wife and Husband

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 48 on the Plan of Section 1, Allens Green, of record in Book 7900 Page 632 Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to George Brandt an undivided 1/2 interest and Eric Sox, an undivided 1/2 interest by deed from Brock & Scott PLLC, of record in Instrument No 20170512-0047459, Register's Office for said County, dated May 8, 2017, and Recorded on May 12, 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 **6917 Harpeth Glen Trace, Nashville, Tennessee 37221**.

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 17th day of August, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, 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 17th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Bankers Title & Escrow Corp.
3310 West End Avenue, Ste. 540
Nashville, Tennessee 37203

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