BILL GARRETT, Davidson County
Trans:T20170074651 DEEDWARR
Recvd: 08/28/17 10:05 2 pgs
Fees:13.00 Taxes:980.50
20170828-0087915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$265,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August,2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/15/2020
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 148
Parke Cottrell	New Owner	GROUP 02 0
310 Luna Drive		PARCEL 023.00
Nashville, Tennessee 37211		

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

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

Parke Avery Cottrell and Allison Christine Cottrell,
a married couple

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. 50 on the Plan of Luna Heights, Section III, as of record in Plat Book 2900, page 138, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin on the northeasterly margin of Luna Drive on the common corner of Lots 50 & 51; thence along the common boundary of said lots 288 feet to an iron pin; thence southeasterly 84.8 feet to a marker on the common corner of Lots 50, 47, and 98; thence South 07° 50 min East 105 feet to a marker of the common corner of Lots 49, 50, and 98; thence South 32° 08 min West 206 feet to a marker on the margin of Luna Drive; thence along the margin of said Luna Drive, 108.8 feet to the point of beginning.

Being the same property conveyed to George Brandt, a 1/2 undivided interest, and Eric Sox, a 1/2 undivided interest by deed from Heather D Wood, as substitute trustee, of record in Instrument No 20161206-0127898, Register's Office for said County, dated December 2, 2016, and Recorded on December 6, 2016

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 **310 Luna Drive, Nashville, Tennessee 37211**.

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 25th day of August, 2017.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, 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 25th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

1 PLEASE RETURN TO:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067

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