WARRANTY DEED

Bill Garrett Davidson County
Batch# 2564 DEEDWARR
09/20/2017 10:22:41 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20170920-0096299

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$90,000.00 Michael Harrell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF September,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 096
George Brandt	Same	GROUP 10 0
2928 Teakwood Drive		PARCEL 062.00
Nashville, Tennessee 37214		

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,

Sarah C White, a widow unamrried

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

George Brandt
and
Eric Sox,
a 1/2 undivided interest each

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. 114 on the Map of Cloverhill Subdivision, Section 2, as of record in Book 2133, page 46, (Erroneously shown as page 47), Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 85 ft. on the Northerly side of Teakwood Avenue and extends back 145.3 ft. on the Westerly line and 95 ft. on the Easterly line to a dead line in the rear measuring 99.4 ft. thereon, measuring 98.7 ft. By field measurement.

Being the same property conveyed to Sarah C White by deed from Rachel S Barrett dated August 31, 1972 and recorded in Book 4635, page 457 said Register's Office.

Floyd Anderson White having predeeaced his wife Sarah C. White on September 21, 2008, leaving her sole surviving owner by operation of law.

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 **2928 Teakwood Drive, Nashville, Tennessee 37214**.

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 18th day of September, 2017.

Sarah C. White

Sarah C White,

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sarah C White the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of September, 2017.

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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