File Box 2

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5718 **DEEDWARR**
09/28/2017 02:46:55 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20170928-0099499

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$345,000.00

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 370

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 116
Susan Swann Sutherland	New Owner	GROUP 03 0G
4202 Ashley Park Drive		PARCEL 005.00
Nashville, Tennessee 37205		

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,

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

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

Susan Swann Sutherland

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 4202, of Ashley Park, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7128, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Eric Sox, a married man and George Brandt, a married man, a 1/2 undivided interest each by deed from Shapiro & Ingle LLP dated April 5, 2017 and recorded in Instrument No. 20170406-0033894 said Register's Office.

This conveyance is subject to Horizontal Property Regime as set out in the Master Deed and By-Laws of record in Book 7128, page 29 and in the Instrument No. 20070802-0091819, said Register's Office; Easement and Setback lines as set forth on the above plan of record; and Taxes for the current year which have been prorated and assumed by the Grantee(s), herein.

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 unimproved property known as **4202 Ashley Park Drive, Nashville, Tennessee 37205**.

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 September, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, and George Brandt, 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 September, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Wilkins and Ivey, Attorneys
104 Woodmont Blvd., Ste. 100
Nashville, TN 37205

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