Bill Garrett Davidson County
Batch# 17626 DEEDWARR
10/24/2017 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20171024-0109125

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October,2017.

NOTARY PUBLIC: Melissa D. Harris
MY COMMISSION EXPIRES: 03/10/2019
(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 090
Brett Adam Elder 525 River Rouge Drive Nashville, Tennessee 37209	New Owner _____, ____ _____	GROUP 160 PARCEL 142.00

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,
1/2 undivided interest each

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

Brett A. Elder, a single man
and
Elise Claire Gibbons, a single woman

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:

ALL THAT CERTAIN PROPERTY SITUATION IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING LOT NO. 324, ON THE PLAN OF CHARLOTTE PARK, SECTION ELEVEN, OF RECORD IN BOOK 2900, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION; AND BEING MORE FULLY DESCRIBED IN A DEED DATED 07/17/2000, AND RECORDED 07/18/2000, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN INSTRUMENT NUMBER 200007180071017.

Being the same property conveyed to George Brandt and Eric Sox, 1/2 undivided interest each by deed from Shpiro & Ingle LLP, of record in Instrument No 20170328-0030119, Register's Office for said County, dated March 22, 2017, and Recorded on March 28, 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) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **525 River Rouge Drive, Nashville, Tennessee 37209.**

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 24th day of October, 2017.

George Brandt

Eric Sox

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 24th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
West End Title & Escrow, LLC
2323 21st Avenue, South
Suite 502
Nashville, TN 37212

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

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

