WARRANTY DEED

Bill Garrett Davidson County
Batch# 29056 DEEDWARR
11/22/2017 10:43:03 AM 2 pgs
Fees: $13.00 Taxes: $1,109.79

20171122-0119973

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$299,944.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF November,2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/20/18
| (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 147
Jynette Bonds Joshua Riordan 5014 Suter Drive Nashville, Tennessee 37211	Franklin American 6100 Tower Cir #600 Franklin, TN 37067	GROUP 06 0 PARCEL 215.00

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

Jynette Bonds and Joshua Riordan, 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. 270 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee as follows:

BEGINNING at a point in the southerly margin of Suter Drive, said point being a common corner of Lots Nos. 269 and 270; thence southerly with dividing line between Lots Nos. 269 and 270, 153 feet to a concrete monument; thence with the dividing line between Lots Nos. 270 and 271 westerly 81.07 feet to a point in the easterly margin of Suter Court culdesac; thence northwardly with margin of said culdesac; 54.74 feet to a concrete monument; thence continuing northwardly with said culdesac, 36.14 feet to a concrete monument; thence continuing with said margin northerly 61.86 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the southerly margin of Suter Drive; thence with said margin of said Drive, easterly 45.74 feet to a concrete monument; thence continuing easterly with said margin of Suter Drive, 59.78 feet to the point of beginning.

Being the same property conveyed to George Brandt and Eric Sox, 1/2 undivided interest each by deed from Shpiro & Ingle LLP, as substitute Trustee, of record in Instrument No 20170228-0019810, Register's Office for said County, dated February 16, 2017, and Recorded on February 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 **5014 Suter 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.

0204

WITNESS my hand and cfficial seal at office this 20th day of November, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt and Eric Sox, 1/2 undivided interest each, 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 20th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Smith.Sholar.Milliken.PLLC.
846 Conference Drive, STE 4
Goodlettsville, TN 37072

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