Bill Garrett Davidson County
Batch# 38784 DEEDWARR
12/18/2017 12:53:11 PM 2 pgs
Fees: $13.00 Taxes: $458.80
20171218-0128655

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$124,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|21st DAY OF November 2017.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (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 173
Alyssa Herndon	new owner	GROUP 01 0
510 Maxine Drive		PARCEL 248.00
Antioch, Tennessee 37013		

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
1/2 undivided interest each

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

Alyssa Miller Herndon, unmarried 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:

BEING Lot No. 17-B, Zone Lot Division, Lots Nos. 17 and 18, Monte Carlo, Section IV, of record in Plat Book 5200, page 778, amending Plat Book 5800, page 778, amending Plat Book 5800, page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eric Sox and George Brandt, 1/2 undivided interest each by deed from Wilson & Associates PLLC, of record in Instrument No 20170711-0069738, Register's Office for said County, dated July 7, 2017, and Recorded on July 11, 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 **510 Maxine Drive, Antioch, Tennessee 37013.**

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 21st day of November, 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 21st 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:

Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

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