WARRANTY DEED

Bill Garrett Davidson County
Batch# 39540 DEEDWARR
12/19/2017 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $477.30
20171219-0129324

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 29th day of November, 2017.

Julie Coone
Notary Public
My Commission expires: 5-25-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eric Sox	SAME	081-06-0-474.00
7051 Highway 70 South #315		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shamika Webster, Sharika Simmons and William Fuqua**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Eric Sox and George Brandt**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J. Matt Williams Subdivision, of record in Plat Book 3842, Page 47, Register's Office for said County, Tennessee, and being a resubdivision of Lot 3 and part of Lot No. 4, of record in Book 332, Page 54, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jewel M. Fuqua, unmarried from Jonathan Jordan, unmarried by Warranty Deed on August 13, 2004, of record in Instrument Number 20040825-0102959, Register's Office for Davidson County, Tennessee. Further conveyed to Victor Hazelwood, Trustee from Jewel M. Fuqua and then from Victor Hazelwood, Trustee to Jewel M. Hodge and husband, Marcus Hodge by Quitclaim Deed on June 2, 2005, of record in Instrument Number 20050602-0062607, Register's Office for Davidson County, Tennessee. Further conveyed to Shamika Webster, Sharika Simmons and William Fuqua from Marcus Hodge by Quitclaim Deed on September 22, 2017, of record in Instrument Number 20170926-0098611, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-06-0-474.00.
- Subject to all matters as shown on the Plan of record in Plat Book 3842, page 47, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **2608 Buchanan Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 29, 2017.

Shamika Webster
Shamika Webster

Sharika Simmons by Shamika Webster Attorney in Fact
Sharika Simmons
By: Shamika Webster Attorney in Fact

William Fuqua by Shamika Webster, Attorney in Fact
William Fuqua
By: Shamika Webster Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shamika Webster,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2017.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 5-3-2021

Julie Coone
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Shamika Webster, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sahrika Simmons, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sharika Simmons, the bargainor(s), by the said Shamika Webster, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of November, 2017.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone My Commission Expires: 5-3-2021
NOTARY PUBLIC
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Shamika Webster, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Fuqua, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Fuqua, the bargainor(s), by the said Shamika Webster, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of November, 2017.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone My Commission Expires: 5-3-2021
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

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WITNESS my hand and Official Seal at office this November 29, 2017

My commission expires 5-3-2021

Julie Coone
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COUNTY OF DAVIDSON

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WITNESS my hand and seal, this 29th day of November, 2017.

Julie Coone My Commission Expires: 5-3-2021
NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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WITNESS my hand and seal, this 29th day of November, 2017.

Julie Coone My Commission Expires: 5-3-2021
NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021