Bill Garrett Davidson County
Batch# 61104 DEEDWARR
02/21/2018 12:07:54 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20180221-0016470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$307,000.00
x Amy Ward Grubbs
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February,2018.
Jennifer D. Stacey
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Shaun Stephen Grubbs 7240 Green Meadows Ln Nashville, Tennessee 37221	**Shelter Lending Services** **P.O. Box 740039** **Cincinnati, OH 45274-0039**	GROUP 100 PARCEL 099.00

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,

Eric Sox, a married man
&
George Brandt, a married man,
½ undivided interest each

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

Amy Ward Grubbs and Shaun Stephen Grubbs, 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. 26 on the Plan of Green Meadows, Section Two, as of record in Plat Book 5210, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric Sox & George Brandt, ½ undivided interest each by deed from 1 Public Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No 20180209-0013199, Register's Office for said County, dated February 9, 2018, and Recorded on February 9, 2018.

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 **7240 Green Meadows Ln, Nashville, Tennessee 37221.**

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 20th day of February, 2018.

Eric Sox, Member

George Brandt

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 20th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Closing for grantee:
Southland Title & Escrow Co., Inc.
License No. 2001442
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Closing for grantors:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027