Bill Garrett Davidson County
Batch# 70738 DEEDWARR
03/19/2018 11:51:41 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180319-0025630

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$205,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|6th DAY OF March,2018.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: February 25, 2019
| (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
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 034
Rachel Harley	Peoples Home Equity	GROUP 14 0
1418 Bain Drive	5205 Maryland Way Ste 100	PARCEL 059.00
Madison, Tennessee 37115	Brentwood, Tennessee 37027	

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

Rachel Harley, 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. 44, ON THE PLAN OF STANLEY HEIGHTS SUBDIVISION, OF RECORD IN PLAT BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, 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 1 Public Homes LLC., a Tennessee Limited Liability Company, of record in Instrument No 20180209-0013198, Register's Office for said County, dated February 8, 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 **1418 Bain Drive, Madison, Tennessee 37115**.

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 6th day of March, 2018.

Eric Sox

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 6th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027