Prepared by and after recording
~~RECORD AND~~ RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130023

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130049693 DEEDWARR
Recvd: 06/13/13 10:00 2 pgs
Fees:13.00 Taxes:96.20
20130613-0060292

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of May, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sophos, LLC 2823 Scoville Ln. Spring Hill, TN 37174	Same address as new owner	07211022100

FOR AND IN CONSIDERATION of the sum of Twenty Six Thousand and 00/100 Dollars ($26,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RONALD LEWIS STAFFORD,** married, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SOPHOS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot #50 on the map of W.J. Myers Subdivision of record in Book 332, Page 66, Register's Office for said county.

Said Lot #50 fronts 50 feet on the east side of Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald Lewis Stafford, by Warranty Deed from Freeman H. Geler,Jr. and wife, Cora Ann Geler, dated 4/15/1987, recorded 4/15/1987, of record in Book 7203, Page 384, in the Register's Office for Davidson County, Tennessee.

This is unimproved property more commonly known as 2223 Pennington Avenue, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 14th day of May, 2013.

Ronald Lewis Stafford

RONALD LEWIS STAFFORD

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Ronald Lewis Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of May, 2013.

Leslie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014