RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130017

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130049851 DEEDWARR
Recvd: 06/13/13 12:56 2 pgs
Fees:13.00 Taxes:157.25
20130613-0060516

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00.

M. Mehl
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2013.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

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 Lane Spring Hill, TN 37174	Same address as new owner	09308004900

FOR AND IN CONSIDERATION of the sum of Forty Two Thousand Five Hundred and 00/100 Dollars ($42,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRANCES MCFARLAND, CHARLES GREGORY, AND VICKIE FELTS, HEIRS AT LAW OF BARBARA PAGE,** 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 No. 56 on the map of J.B. Haynie's Central Park Plan, as of record in Book 161, Page 116, Register's Office for said county.

Said Lot No. 56 fronts 50 feet on the northerly side of Ozark Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Walter Page and wife, Barbara Page, by Warranty Deed from Verlin Sharp and wife, Mary C. Sharp, dated 6/24/1987, recorded 6/24/1987, of record in Book 7277, page 474, in the Register's Office for Davidson County, Tennessee. The said Walter Page having since died on December 14, 2008, the property passed to Barbara Page as surviving tenant by the entirety. The said Barbara Page having since died on January 16, 2010, the property passed to Frances McFarland, Charles Gregory and Vickie Felts as the sole heirs at law of Barbara Page, as evidence by Affidavits of record in Instrument Nos. 20130502-0044464, 20130502-0044465, and 20130502-0044466, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1006 Ozark Street, 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 they are lawfully seized and possessed of said real estate; that they 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 bind themselves, their 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.

WITNESS MY/OUR HANDS, this the 7th day of June, 2013.

Frances McFarland
FRANCES MCFARLAND

Charles Gregory
CHARLES GREGORY

Vickie Felts
VICKIE FELTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Frances McFarland, Charles Gregory and Vickie Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

