BILL GARRETT, Davidson County
Trans:T20140009990 DEEDWARRSP
Recvd: 02/11/14 15:32 3 pgs
Fees:18.00 Taxes:214.60
20140211-0012227

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

FROM: The Tennessee Credit Union

TO: SONA Land Company, LLC

Address New Owner as follows:
SONA Land Company, LLC
28 Highview Avenue
Old Greenwich, CT 06870-1704

Send Tax Bills to:
New Owner

Map/Parcel: 11915015900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2014.

LIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **The Tennessee Credit Union,** hereby bargain, sell, transfer and convey unto **SONA Land Company, LLC**, its Successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Neese Heights, of record in Book 1424, page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to The Tennessee Credit Union by Successor Trustee's Deed dated April 17, 2013, from L. Gino Marchetti, Jr., Successor Trustee, and filed in Instrument No. 20130418-0038757, said Register's Office.

Property is improved and known as: 111 Neese Drive, Nashville, TN 37211

Said property is transferred subject to the limitations, restrictions and encumbrances set forth below:

1. Ad Valorem real property taxes and assessments for 2014 and subsequent years.
2. All easements, covenants, conditions, restrictions and other agreements and other matters of record.
3. All matters which would be disclosed by a recent and accurate survey of the property.
4. Municipal, zoning and subdivision laws and ordinances.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **SONA Land Company, LLC**, its successors and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 7th day of February, 2014.

THE TENNESSEE CREDIT UNION

by: Michael D. Martin
its: President/CEO

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President/CEO of THE TENNESSEE CREDIT UNION, the within named bargainor, a corporation, and he as such President/CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President/CEO.

Witness my hand and official seal at office, this the 7th day of February, 2014.

Notary Public

My Commission Expires:

SILLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014