Return To: 14-0282
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140048622 DEEDWARR
Recvd: 07/08/14 13:23 2 pgs
Fees:13.00 Taxes:647.50
20140708-0060058

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $175,000.00.

SONIA LUNA
Affiant

KYLE DEVIN EISENBERG
Commission # 2067666
Notary Public - California
San Francisco County
My Comm. Expires May 10, 2018

Subscribed and sworn before me this the 23rd day of June, 2014.

Notary Public
My commission expires: MAY 10, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Robert Williams 1903 Valley Park Drive Nashville, TN 37216	Pinnacle Bank 150 3rd Ave. South Ste 900 Nashville, TN 37201	072-16-0-081.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LUNITA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH ROBERT WILLIAMS, UNMARRIED MAN AND KRISTINA BLIS NEWGARDEN, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Burchwood Gardens, Section 2, of record in Plat Book 2900, page(s) 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lunita, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Sonia Luna, as Unmarried, dated September 20, 2008, of record in Instrument No. 20081001-0099313, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1903 Valley Park Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 23rd day of June, 2014.

Lunita, LLC

By: Sonia Luna, Member

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sonia Luna, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a LLC, and that she, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Sonia Luna as such Member.

Witness my hand and official seal this 23rd day of June, 2014.

My Commission Expires: MAY 10, 2018

Notary Public

KYLE DEVIN EISENBERG
Commission # 2067666
Notary Public - California
San Francisco County
My Comm. Expires May 10, 2018