BILL GARRETT, Davidson County
Trans: T20150026602 DEEDWARR
Recvd: 04/09/15 13:04 2 pgs
Fees: 13.00 Taxes: 416.29
20150409-0031336

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,511.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2015.

Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
SONA Land Company, LLC 2822 Hartford Drive Nashville, TN 37210	New Owner	119-10-176

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Venuss M. Gervin, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **SONA Land Company, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3, Hidden Acres, as shown on Plat of record in Plat Book 1130, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Venuss M. Gervin, an unmarried woman by Warranty Deed from Christine Markferding and Jeffrey Szalwinski, recorded on August 18, 2007 in Instrument Number 20070816-0097972, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2822 Hartford Drive, Nashville, TN, 37210**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Covenants, conditions, and restrictions as set forth in instrument recorded Book 1394, Page 218, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) all matters appearing of record in Plat Map Book 1130, Page 89, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 6th day of April, 2015.

Venuss M. Gervin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Venuss M. Gervin** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 6th day of April, 2015.

Notary Public

SHEILA F. RICKLES NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 15, 2016

My Commission expires: 6-15-16

FILE NO: 2015043553