BILL GARRETT, Davidson County
Trans:T20150028119 DEEDWARR
Recvd: 04/15/15 09:10 2 pgs
Fees:13.00 Taxes:869.50
20150415-0033129

Return to:
Southern Land Title & Escrow, Inc.
P.O. Box217
Nolensville, TN 3713

#1203

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| SONA Land Company, LLC | (NEW OWNER) | Map 072-03-0- |
| P O Box 150802 | | Parcel 306.00 |
| Nashville, TN 37215 | | |

**This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES G. GAINES, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 105, Inglewood Place, of record in Plat Book 332, page 101, said Register's Office, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to James G. Gaines, an unmarried man from Thaddeus B. Anderson, unmarried of record in Instrument No. 20091210-0112972, said Register's Office.**

**This is the same description as in last deed of record.**

**This conveyance is subject to the following:**

1. **2015 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Easement of record in Book 4839, page 28, said Register's Office.**
3. **Any and all matters on record in Plat Book 332, page 101, said Register's Office.**

This is improved property commonly known as **1224 Greenfield Avenue, Nashville, TN 37216.**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

**The actual consideration or value, whichever is greater for this transfer is $ 235,000.00.**

**Affiant**

**Subscribed and sworn to before me this 13th day of April, 2015.**

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018

**Notary public:**
**My commission expires: 11/21/2018**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of April, 2015.

**JAMES G. GAINES**

**[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 **JAMES G. GAINES,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13 day of **April, 2015.**

**Notary Public**
**My Commission Expires: 11/21/2018**

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018