THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15023075

BILL GARRETT, Davidson County
Trans: T20150048973 DEEDWARR
Recvd: 06/19/15 09:37 2 pgs
Fees: 13.00 Taxes: 344.10
20150619-0058691

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $93,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sona Land Co, LLC 113 Neese Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 119-15-0-158.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elcar Joel Mendez and Desy Roxana Quiroa Velasquez, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sona Land Co, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, NEESE HEIGHTS, as shown on plat of record in Plat Book 1424, Page 114, 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 by Warranty Deed from Ruel Jones to Elcar Joel Mendez and wife, Desy Roxana Quiroa Velasquez, as recorded on the 19th day of September, 2013 in Instrument No. 20130919-0098947; Warranty Deed from Ruby M. Williams, unmarried to Ruel Jones, as recorded on the 11th day of January, 2013 in Instrument No. 20130111-0003850, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEESE HEIGHTS, as recorded in Plat Book 1424, Page(s) 114.

This is improved property located at 113 Neese Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February, 2015.

Elcar Joel Mendez

Desy Roxana Quiroa Velasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elcar Joel Mendez and Desy Roxana Quiroa Velasquez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018