This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/27/15 14:19 3 pgs
Fees:18.00 Taxes:203.50
20150727-0073703

ADDRESS NEW OWNER:
Jake Sogga
307 Collier Avenue
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 119
GROUP 090
PARCEL 28700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James D. R. Roberts, Jr., as Trustee of The 307 Collier Avenue Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jake Sogga**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 20 on the Plan of The Tanksley Subdivision of record in Plat Book 547, Page 56, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of lot fronts 50 feet on the southerly side of Collier Avenue and runs back between parallel lines 153 to an alley.

Being the same property conveyed to James D. R. Roberts, Jr. as Trustee of The 307 Collier Avenue Trust, by Warranty Deed from Michael Kittrell and wife, Tiffany L. Kittrell, dated December 12, 2008, and recorded in Instrument No. 20081218-0121033, see also Decree for Redemption in Instrument No. 20140501-0036955, in the Register of Deeds Office in and for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 547, page 56, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 307 Collier Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jake Sogga, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is

lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 24th day of July, 2015.

James D. R. Roberts, Jr., as Trustee of The
307 Collier Avenue Trust

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. R. Roberts, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the trustee(s) of the James D. R. Roberts, Jr., as Trustee of The 307 Collier Avenue Trust and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 24th day of July 2015.

Notary Public
My Commission expires: 11/3/2015

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James D. R. Roberts, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2015.

NOTARY PUBLIC
My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 11/3/2015

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 7-27-15

Notary Public

My Commission Expires: 2/25/19