RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20150063491 DEEDWARR
Recvd: 08/03/15 10:46 2 pgs
Fees:13.00 Taxes:969.40
20150803-0076288

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of July, 2015, by and between Joel C Ridley, and Eric K Wood, Jr , party of the first part, and Michael Blake Sonuga, a single man & Morenikeji O Sonuga, a married woman, as tenants in common, ** party of the second part. ** with full rights of survivorship

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled 6th and Hume Street, of record Instrument No. 20060829-0106425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Joel C. Ridley and Eric K. Wood, Jr. by virtue of that certain Warranty Deed dated September 4, 2007, at Instrument No. 20070918-0111701 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property was never used as their primary residence.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes being a lien not yet due and payable and Restrictions at Instrument No 20060829-0106425, 20070919-0112282, 20070919-0112283 in the Register's Office of Davidson County, Tennessee; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joel C Ridley

Eric K Wood, Jr

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joel C Ridley and Eric K Wood, Jr , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Michael Blake Sonuga

Tax Parcel No 082090N00500CO

Property Address: 510 Hume Street
Nashville, TN 37208

MAIL TAX BILLS TO: Montage Mortgage, LLC
11016 Rushmore Drive, Suite 200
Charlotte, NC 28277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $ 262,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melanie H. Choy
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of July, 2015.

E Prophet
Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY