WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MARILYN C. NEWMAN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sophos, LLC	Sophos, LLC	06012014900
(NAME)	(NAME)	
2525 21st Avenue South	2525 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bailey Hewitt, married** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sophos, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Tract No. 6 on the Plan of Dewey E. Moore, Lands, according to a survey by M. H. Regan, Surveyor, dated August 19, 1957, and being more particularly described as follows:

Beginning at an iron pin on the westerly margin of a 35.0 foot line, said iron pin being the northeasterly corner of Tract No. 5 on the above mentioned plan; thence North 84 deg. 35' West 301.8 feet to an iron pin; thence North 4 deg. 55' East 50.0 feet to an iron pin; thence South 84 deg. 35' East 302.2 feet to an iron pin in the westerly margin of a 35.0 foot land; thence South 4 deg. 55' West 50.0 feet along the westerly margin of a 35.0 foot lane, to the point of beginning.

Being the same property conveyed to Bailey Hewitt, married by Warranty Deed from Heirs at Law of Mincy Mai Paradise, dated November 20, 2001 and recorded November 28, 2001 of record in Instrument Number 20011128-0130206, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) Easement for water main of record in Book 3834, Page 80 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20150066716 DEEDWARR
Recvd: 08/11/15 10:57 2 pgs
Fees:13.00 Taxes:111.00

20150811-0080269

File No.: 01288-26735
SMG TN Warranty Deed

This is improved ☑ property, known as 221 Whitney Park, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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, unless otherwise herein set out; 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/or 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 7th day of August, 2015.

Bailey Hewitt

State of Tennessee
County of Wilson

Personally appeared before me Bailey Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122