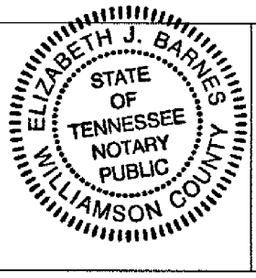
Davidson County DEEDWARR
Recvd: 08/12/15 12:45 3 pgs
Fees:18.00 Taxes:2997.00
20150812-0080732



State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 1-26-19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JEFFREY & MICHELE SONSINO	New Owner	117-07-0-202.00
(NAME) 2010 LOMBARDY AVENUE	(NAME)	
(ADDRESS) NASHVILLE, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MIKELE GOODCHILD AND HUSBAND REED GOODCHILD, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELE LEE SONSINO AND JEFFREY SONSINO, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FIRST REVISION RESUBDIVISION PLAT PART OF LOT 1 AND THE TRACT IMMEDIATELY WEST OF LOT 1 WALTER STOKES HOME PLAT, OF RECORD IN PLAT AT INSTRUMENT NO. 20001115-0113383, REVISED AT INSTRUMENT NO. 20100507-0035185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MIKELE GOODCHILD BY WARRANTY DEED FROM ANDREW RUSSELL BENNETT AND WIFE, HEATHER BENNETT OF RECORD IN INSTRUMENT NO. 20100507-0035185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DATED APRIL 27, 1010 AND RECORD ON MAY 7, 2010.

REED GOODCHILD, HUSBAND OF MIKELE GOODCHILD, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE IN SAID PROPERTY.

This is improved property, known as 2010 LOMBARDY AVENUE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 10th day of Aug., 2015.

Mikele B. Goodchild

MIKELE GOODCHILD

REED GOODCHILD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MIKELE GOODCHILD AND REED GOODCHILD, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of Aug., 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

