BILL GARRETT, Davidson County
Trans:T20150081402 DEEDWARR
Recvd: 09/24/15 11:34 2 pgs
Fees:13.00 Taxes:1100.75
20150924-0097179

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M15-1769

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

CRT File No. 15084988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $297,500.00.

Affiant

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

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tina Lewis and Ronald Lewis 3103 Little Dr., Lake Charles, LA 70605	New Owner at 3103 Little Dr., Lake Charles, LA 70605	Tax Parcel ID No. 07203030600

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, **SONA Land Company, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald M. Lewis, Sr. and Tina S. Lewis, Husband and Wife and James Austin Aguirre, as joint tenants with right of survivorship**, ("Grantees"), their 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 No. 105, Inglewood Place, of record in Plat Book 332, Page 101, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from James G. Gaines, unmarried to SONA Land Company, LLC, a Tennessee Limited Liability Company, as recorded on the 15th day of April, 2015 in Instrument No. 20150415-0033129 and Warranty Deed from Thaddeus B. Anderson, unmarried to James G. Gaines, an unmarried man, as recorded on the 10th day of December, 2009 in Instrument No. 20091210-0112972, 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, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4839, Page 28.

This is improved property located at 1224 GREENFIELD AVE Nashville TN 37216-2711

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 August, 2015.

SONA Land Company, LLC, a Tennessee Limited Liability Company

By: Robert Walsh, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Walsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of SONA Land Company, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

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

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018