BILL GARRETT, Davidson County
Trans:T20150088211 DEEDWARR
Recvd: 10/16/15 10:33 2 pgs
Fees:13.00 Taxes:481.00
20151016-0105310

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 9th day of October, 2015, by and between Michael A Sadler and Vanessa Sadler, husband and wife, party of the first part, and Strategic Options International, LLC, a Tennessee limited liability company, party of the second part.

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 1, TRINITY HEIGHTS, T.W. CRUTCHERS TRUSTEES SUBDIVISION OF LOT NO. 3, RESUBDIVISION OF LOT 27, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 200309090131324, AND AMENDED IN INSTRUMENT NO. 200408130098074 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Michael A. Sadler and Vanessa Sadler by virtue of that certain Warranty Deed dated April 17, 2014, at Instrument No. 20140421-0033117 in the Register's Office of Davidson County, Tennessee.

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 restrictions of record in the Register's Office of Davidson County, Tennessee at Instrument No 20030909-0131324 and amended at Instrument No 20040813-0098074; 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.

Michael A Sadler

Vanessa Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael A Sadler and Vanessa Sadler, 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 9th day of October, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Strategic Options International, LLC

2817 WEST END AVE STE 126-148
NASHVILLE, TN 37203-1453 USA

Tax Parcel No 07107021900

Property Address: 1811 Meridian St
Nashville, TN 37207

MAIL TAX BILLS TO: Strategic Options International, LLC

2817 WEST END AVE STE 126 - 148
NASHVILLE, TN 37203-1453 USA

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 $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of October, 2015.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY