Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

G#28448-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048369 DEEDWARR
Recvd: 06/08/16 10:46 2 pgs
Fees:13.00 Taxes:1554.00
20160608-0057820

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**.

Affiant

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 6th day of June, 2016.

Notary Public

My commission expires: 9-30-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julie Loomis and David Chase	**"New Owners"**	**10509032200**
1004 Acklen Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sons & Law Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Julie Loomis, a married woman, and David Chase, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Harris and Eve's Lot No. 19, Jones & Dudley's Addition, Waverly Place, of record in Book 332, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sons & Law Holdings, LLC, by Warranty Deed dated May 21, 2012, from Greg Simmons, Conservator for Nina Carter, unmarried, and Dimitri V. Carter, married, of record in Instrument No. 20120606-0049279, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Page 114, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **1004 Acklen Avenue, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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 its hand by its duly authorized officer this 6th day of June, 2016.

Sons & Law Holdings, LLC, a Tennessee limited liability company

By: _____
Thomas Pearson, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas Pearson,** 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 **Manager** of **Sons & Law Holdings, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Thomas Pearson** as **Manager.**

Witness my hand, at office at Nashville, Tennessee, this **6th** day of **June, 2016.**

_____
Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017