This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1275**

BILL GARRETT, Davidson County
Trans:T20160077632 DEEDWARR
Recvd: 09/06/16 10:26 2 pgs
Fees:13.00 Taxes:806.60
20160906-0093115

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/31/2016**, by and between **John O. Holcomb, unmarried,** parties of the first part, and **Joshua J Sonnenburg and Jay ~~B.~~ Dale Sonnenburg,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison,** County of **Davidson,** State of **Tennessee,** to wit:

BEING LOT NO. 15 ON THE MAP OF BLAIR HEIGHTS, SECTION IV, AS OF RECORD IN BOOK 2331, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 15 FRONTS 125 FEET ON THE WEST SIDE OF DONNA DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN O. HOLCOMB, UNMARRIED BY WARRANTY DEED FROM THE RALPH K. CHEATHAM LIVING TRUST DATED JUNE 24, 2002, RECORDED ON 02/01/2005 IN INSTRUMENT NO. 20050201-0011871 REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **51-4-1**

☑ Improved **218 Donna Drive, Madison, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

John O. Holcomb

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John O. Holcomb** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Joshua J Sonnenburg and Jay D. Sonnenburg**

and Address: **218 Donna Drive, Madison, TN 37115**

Mail tax bills to new owner

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$218,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of August, 2016..

Notary Public

My Commission Expires: _____

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019