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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170210891**<br>J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $190,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of April, 2017.<br><br>Notary Public<br>My Commission Expires: ____ |

BILL GARRETT, Davidson County
Trans:T20170032575 DEEDWARR
Recvd: 04/18/17 14:17 2 pgs
Fees:13.00 Taxes:703.00
20170418-0037902

## WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>SONA Land Company, LLC<br>420 Patterson Street<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>133-01-0-090.00 |

**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, **Arkansas Partners, LLC, an Arkansas Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SONA Land Company, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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(s) 49, as shown on the map entitled Patterson Sub of Maple Hill, of record in Plat Book 332, page 75, 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 ARKANSAS PARTNERS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, by deed from BRUCE L. ROBERTS, LAURA ROBERTS, AS TO A ONE-HALF UNDIVIDED INTEREST AND ERIN ANN POTTS, AS TO A ONE-HALF UNDIVIDED INTEREST, of record in Instrument No. 20061120-0143811 , dated November 15, 2006 , said Register's Office.

ARKANSAS PARTNERS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY conveyed it's interest to CHRIS A. LANDWEHR and JOHN ROBERT FRITSCHEN, TENANTS IN COMMON, by quitclaim deed of record in Instrument No. 20120111-0002731, dated January 4, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 133-01-0-090.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 75, said Register's Office.

This is improved property located at 420 Patterson Street Nashville TN 37211

**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 April, 2017.

Arkansas Partners, LLC

By: Chris A. Landwehr, Member

By: John Fritschen IRA, Authorized Officer, Exchange Bank, Custodian, Member

STATE OF CA )
COUNTY OF Sonoma )

Before me, the undersigned, of the State and County aforesaid, personally appeared Chris A. Landwehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Arkansas Partners, LLC, an Arkansas 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 14th day of April, 2017.

Notary Public

My Commission Expires: March 22, 2019

ARIANNA M. PORRAZZO
COMM. #2104257
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires March 22, 2019

STATE OF CA )
COUNTY OF Sonoma )

Before me, the undersigned, of the State and County aforesaid, personally appeared John Fritschen, 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 Authorized Officer of John Fritschen IRA, Exchange Bank, Custodian, a Member of Arkansas Partners, LLC, an Arkansas Limited Liability Company, the within named bargainor, and that he as such authorized officer 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 14th day of April, 2017.

Notary Public

My Commission Expires: March 22, 2019

ARIANNA M. PORRAZZO
COMM. #2104257
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires March 22, 2019