Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$113,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public

My commission expires:_____
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170039262 DEEDWARR
Recvd: 05/09/17 09:10 2 pgs
Fees: 13.00 Taxes: 418.10
20170509-0045780

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SONA LAND COMPANY, LLC	**SONA LAND COMPANY, LLC**	**133-01-0-068.00**
512 Drake	**PO Box 150802**	
Nashville, TN 37211	**Nashville, TN 37215**	

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, I,

EUGENE COLLINS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SONA LAND COMPANY, LLC

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. 29 and the easterly 10 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the West part of Radnor College Lands, of record in Plat Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and the easterly 10 feet of Lot No. 30 of said subdivision adjoin and front together 60 feet on the north side of Drake Avenue and run back between parallel lines 193 feet to an alley in the rear on which they measure 60 feet.

Being the same property conveyed to EUGENE COLLINS, by deed from JAMES C. FOLGER, MARRIED, of record in Instrument No. 20170501-0042226, dated April 28, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **512 Drake Avenue, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; 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 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 my/our hand(s) this 5th day of May, 2017.

Eugene Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene Collins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **May, 2017.**

Notary Public

My Commission Expires: 10-3-2020

