THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214302

Bill Garrett Davidson County
Batch# 41525 **DEEDWARR**
12/27/2017 12:12:39 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20171227-0131217

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2017.

Tracey Perry
Notary Public
My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gavin Jennings French and Margaret Wood Patton French 3216 Holbrook Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 133-03-0-036.00

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, **Sona Land Company, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gavin Jennings French and Margaret Wood Patton French, husband and wife**, ("Grantees"), their 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) 76, as shown on the map entitled SECTION ONE SOUTHLAKE, of record in Plat Book 2083, page 58, 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 GREEN HILLS LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ABOVE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20131105-0114654, dated November 4, 2013, said Register's Office.

GREEN HILLS LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed it's interest to SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20140129-0007921, dated January 23, 2014, 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 2018 and subsequent years for Map-Par. 133-03-0-036.00.

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 2083, page 58, said Register's Office.

This is improved property located at 3216 Holbrook Drive 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 22nd day of December, 2017.

Sona Land Company, LLC

By: Robert Walsh, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Walsh, 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 sole member (or other officer authorized to execute the instrument) of SONA Land Company, LLC, a Tennessee 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 22nd day of December, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018