THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219187** Karen Johnson Davidson County Batch# 193568 DEEDWARR 02/11/2019 09:30:32 AM 2 pgs Fees: $13.00 Taxes: $721.50 20190211-0012523	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this6th day of February, 2019. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: SONA Land Company, LLC 2224 Woodmont Blvd. Nashville, Tn 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-05-0-184.00

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, **Deborah Wright, married** ("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) 37, as shown on the map entitled Resubdivision of part of Cumberland Nurseries, of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James A. Fields and wife, Mary E. Fields, by deed from Willie Louise Carpenter and Steve Warren Dunn, of record in Book 3067, page 2 , dated April 18, 1960 , said Register's Office.

James A. Fields died on or about February 17, 1980, leaving Mary E. Fields as the surviving tenant by the entirety.

Mary E. Fields died on or about February 6, 1984. Upon her death, the subject property passed to her heirs at law, as evidenced by Affidavit of Heirship of record as Instrument No. 20190211-0012522, said Register's Office.

Being further conveyed to Mary Sue Vaughn by quitclaim deed from Thomas Clyde Fields and B. H. Fields, of record as Book 8593, page 29, dated March 25, 1992, said Register's Office.

Being further conveyed to Mary Sue Vaughn by quitclaim deed from Louise S. Fields, Annette Altun Bone, Nancy Louise Fields Valentine, James Robert Fields, Jerry Wayne Fields and Mary Lorene Fields Cunningham, of record as Book 8593, page 32 dated March 25, 1992, said Register's Office.

Mary Sue Vaughn died on or about June 9, 2018. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 19P14, devised the subject property to her daughter, Deborah Wright.

Said property was never the marital residence of Grantor.

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 2019 and subsequent years for Map-Par. 119-05-0-184.00.

Matters shown on the Plan of record in Plat Book 161, page 139, said Register's Office.

This is improved property located at 308 Lutie Street Nashville TN 37210

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 6th day of February, 2019.

Deborah Wright

Deborah Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah Wright, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022