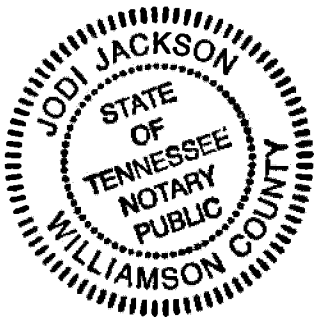
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 07/26/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sigma Properties, LLC	Sigma Properties, LLC	043 07 0 121.00 and 043 07 0 126.00
(NAME) 909 and 911 Anderson Lane	(NAME) **909 and 911 Anderson Lane**	
(ADDRESS) Madison, TN 37115	(ADDRESS) **Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lazar Gruita and Maria Gruita, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sigma Properties, 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:

Being Lot No. 1A of the Zone Lot Division of Lots Nos. 1 through 5 of Holland Place, as shown by plat of record in Plat Book 6250, Page 433, amending Plat Book 6200, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lazar Gruita, and Maria Gruita, husband and wife by Warranty Deed from Petru Bolog, and wife, Doina Bolog, and Luminita Bolog, unmarried dated April 3, 2006 and recorded April 7, 2006 as Instrument No. 20060407-0040324, in said Register's Office for Davidson County, Tennessee.

Property Address: 909 Anderson Lane, Nashville, TN 37115

Parcel ID: 043 07 0 121.00

Being Lot No. 1B of the Zone Lot Division of Lots Nos. 1 through 5 Holland Place, as shown by plat of record in Plat Book 6250, Page 433, amending Plat Book 6200, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Karen Johnson Davidson County
Batch# 201966 DEEDWARR
03/05/2019 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190305-0019988

File Number: GRN-1901659FC

Being the same property conveyed to Lazar Gruita and Maria Gruita, husband and wife by Warranty Deed from Petru Bolog, and wife, Doina Bolog, and Luminita Bolog, unmarried dated April 3, 2006 and recorded April 7, 2006 as Instrument No. 20060407-0040330, in said Register's Office for Davidson County, Tennessee.

Property Address: 911 Anderson Lane, Nashville, TN 37115

Parcel ID: 043 07 0 126.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 909 and 911 Anderson Lane, Madison, TN 37115

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 our hands this 1st day of March, 2019

Lazar Gruita

Maria Gruita

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lazar Gruita and Maria Gruita, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2019.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: GRN-1901659FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019