Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $283,900.00.

Affiant

Subscribed and sworn to before me, this 16th **day of August, 2019.**

Notary Public
My commission expires:

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

07-1907-87042

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Gabriel Sosa, II 2860 Adara Lane Nashville TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	173-09-0-A-615.00 CO

Karen Johnson Davidson County
Batch# 273676 DEEDWARR
08/20/2019 08:52:40 AM 2 pgs
Fees: $13.00 Taxes: $1,050.43

20190820-0083200

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Fontanella, Trustee of the Virginia P. Fontanella Residuary Trust.** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gabriel Sosa II, an unmarried man, and Samantha S. Hudson, an unmarried woman,** hereinafter called the Grantees, their successors 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. 747, on the Plan of Revision to Lots 747 through 752 and Open Spaces "D" and "E", Phase Eight, Lenox Village, of record in Instrument No. 20070720-0086819, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Fontanella, unmarried by deed from Kelly E. Winett and husband, Gregory Winnett, dated September 12, 2011, recorded September 13, 2011, of record in Instrument No. 20110913-0070869, Register's Office for Davidson County, Tennessee. The said Virginia Fontanella having since died unmarried and testate on January 11, 2019. The Last Will and Testament of Virginia Fontanella was admitted to probate in the Seventh Circuit Court for Davidson County, Probate division, by Order of the Court entered February 21, 2019, in Docket No. 19P-249. Said Order appointed Brian Fontanella as Administrator CTA and Letter of Administration have been issued to him.

Further being the same property conveyed to Brian Fontanella, as Trustee of the Virginia P. Fontanella Residuary Trust by Quitclaim Deed from Brian Fontanella, as administrator c.t.a. of the Estate of Virginia P. Fontanella, dated January 21, 2019, recorded March 18, 2019, of record in Instrument No. 20190318-0024417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **2860 Adara Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14 day of August, 2019.

TRUSTEE

Brian Fontanella, Trustee of the Virginia P. Fontanella Residuary Trust

STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brian Fontanella, Trustee of the Virginia P. Fontanella Residuary Trust,** 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 in the capacity and for the purposes therein contained.

Witness my hand in Columbus, OH, this 14 day of August, 2019.

Notary Public

My Commission expires: 5-01-2021

NOTARIAL SEAL
STATE OF OHIO

ERIN DILLON
Notary Public, State of Ohio
My Commission Expires 05-01-2021