Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200224888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,550.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2020.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 373929 **DEEDWARR**
03/18/2020 09:05:42 AM 2 pgs
Fees: $13.00 Taxes: $1,241.54

20200318-0029852

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Warren Sroka P O Box 5955 Sherman Oaks, CA 91413	New Owner	Tax Parcel ID No. 106-13-0197.00

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, **Meridian Capital Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Warren Sroka , a married person,** ("Grantees"), 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 No. 100 on the Plan of Plan of Sadler Place of record in Plat Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meridian Capital Group, LLC by Substitute Trustee's deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20190729-0074352 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee.

This is improved property located at 314 Leafland Avenue 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 13th day of March, 2020.

Meridian Capital Group, LLC

BY: _____
Neal Lampley, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Neal Lampley, 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 Authorized Agent (or other officer authorized to execute the instrument) of Meridian Capital Group, LLC, the within named bargainor, and that he as such Authorized Agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Authorized Agent.

Witness my hand, at office, this 13th day of March, 2020.

_____
Notary Public

My Commission Expires: 04/10/22

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022