WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott T. Sohr	New Owner	**146-6-54**
(NAME)	(NAME)	
836 Overton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Susan Lynn Larson and husband, Theodore C. Larson, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott T. Sohr and wife, Lyn E. Sohr**, 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:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Treemont, as of record in Plat book 6250, pages 895-897, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Susan Lynn Larson and husband, Theodore Carl Larson, III by Quitclaim deed from Susan Lynn Larson of record in Instrument No. 20060426-0047562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Property taxes for the current year
Restrictive Covenants of Record in Book 6833, page 594; Book 6833, page 601; Book 8259, page 498 and Instrument No. 20051202-0145241
By-Laws of Record in Book 6833, page 620, said Register's Office
Charter of the Homeowner's Association of Record in Book 6833, page 617 and Book 6840, page 509
The Plan of Record in Book 6250, page 896
Detention pond easement on the northwest corner of said lot.

unimproved ☐

This is improved ☒ property, known as **836 Overton Court, Nashville, TN 37220**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of August, 2006.

Theodore C. Larson III
Theodore C. Larson, III

Susan Lynn Larson
Susan Lynn Larson

Davidson County DEEDWARR
Recvd: 08/22/06 11:25 2 pgs
Fees:13.00 Taxes:5550.00

20060822-0103352

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore C. Larson and wife, Susan L. Larson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF AUGUST, 2006.

Commission expires: 7/21/07

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007