| THIS DOCUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>200 31st Ave., North Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John B. Kohl<br>6408 Harding Road<br>Nashville, Tennessee 37205 | SAME | Map 104 10 0A<br>Parcel 001.00 – 008.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Helen H. Kohl, hereinafter called the Grantor, and the Grantor's spouse, John B. Kohl, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, John B. Kohl, the Grantor, Helen H. Kohl, has bargained and sold, and by these presents does transfer and convey unto John B. Kohl, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

BILL GARRETT, Davidson County
Trans:T20100004937 DEEDWARR
Recvd: 01/26/10 08:40 3 pgs
Fees:17.00 Taxes:0.00
20100126-0006456

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of December, 2009.

Helen H. Kohl

**Helen H. Kohl**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen H. Kohl, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of December, 2009.

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

## EXHIBIT A

### Legal Description

**Map: 104 10 0A**
**Parcels: 001.00 through 008.00**

Land in Davidson County, Tennessee, being Units Nos. 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436 (also referred to as Building Site Nos. 1-8 in previous deeds, said Building Sites Nos. being tax Parcels Nos. 1-8 in actuality) on the Plan of 33rd Avenue Townhomes, of record in Book 5200, page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property. The Building Sites Nos. are a part of the real estate contained within the description hereinafter set forth which real estate contains Common Elements which are a part of the conveyance made herein:

Lots 2, 3, and 4 of Section 1 of the Resubdivision of Part of Lot 157, Section One, R. W. Grizzard Subd. of record in Book 5200, page 298, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description; and

Lot 1 of section 1, Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, being a resub. of part of Lot No. 157 of record in Book 3500, page 97, said Register's Office, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to John B. Kohl, III and wife, Helen H. Kohl, by Special Warranty Deed from James F. Donnelly and wife, Carole H. Donnelly, of record as in Book 11101, page 487, Register's Office for Davidson County, Tennessee.

John B. Kohl and John B. Kohl, III are one and the same person.

SUBJECT TO THE FOLLOWING:

1. Property taxes due and payable.

2. The Property is a part of condominium/horizontal property regime established under Tennessee Code Annotated Section 66-27-101, *et seq.*, and is subject to the provisions and requirements thereof.

3. The Master Deed and Bylaws of record in Book 5851, page 288, Register's Office for said County, and all easements, rights, interests, conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained therein and relating to the 33rd Avenue Townhomes.

4. All matters shown on the Plan of record in Book 5200, page 392, Book 3200, page 298, and Book 3500, page 97, said Register's Office.

5. Rights of parties in possession under written leases.

This is improved property known as 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436, 33rd Avenue South, Nashville, TN 37203.