BILL GARRETT, Davidson County
Trans:T20100008896 DEEDWARR
Recvd: 02/12/10 13:55 4 pgs
Fees:22.00 Taxes:0.00
20100212-0011338

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

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
John B. Kohl & Helen H. Kohl, Trustees 6408 Harding Road Nashville, Tennessee 37205	SAME	Map 093 10 0 Parcel 178.00 Map 104 10 0A 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, John B. Kohl, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John B. Kohl and Helen H. Kohl, Trustees of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property 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.

This conveyance is subject to the following:

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

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, 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 real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

John B. Kohl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. 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
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

PROPERTY NO. 1: **Map/Parcel: 093 10 0 178.00**

Land in Davidson County, Tennessee, being part of Lot No. 50 on the land of Southfield, as of record in Book "N", page 459, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 12, 1966, as follows:

Beginning on the southerly margin of Shirley, formerly Franklin, Street at the northwest corner of the property conveyed to Tafel Electric & Supply Company, of record in Book 3646, page 543, Register's Office for said County; thence with said company's western boundary line southeasterly 117 feet; thence easterly 39 feet to the westerly margin of an alley; thence with the same southeasterly 79 feet; thence westerly 160.5 feet, more or less, to the easterly margin of 7th Avenue, South; thence with the same northwesterly 195.2 feet to the southerly margin of Shirley Street; thence with the same easterly 125.2 feet to the beginning.

Being the same property conveyed to John B. Kohl, III, by deed from George Marrs, Peter Stanulis, James Odom, and William M. King, Trustees of and for Nashville Aerie No. 86 Fraternal Order of Eagles, as of record in Book 6586, page 316, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 400-408 Seventh Avenue, South, Nashville, Tennessee, 37203.

PROPERTY NO. 2: **Map/Parcel: 104 10 0A 001.00 – 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.

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.

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.

ALSO BEING the same property conveyed to John B. Kohl by deed from Helen H. Kohl of record as Instrument No. 20100126-0006456, Register's Office for Davidson County, Tennessee.

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

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