THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30450-02-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $556,000.00. Affiant Subscribed and sworn to before me this 16th day of March, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Thomas Charles Steffen, Tara Michelle Steffen 4020 Crestridge Drive Nashville, TN 37204	**Send Tax Bills To:** Farmington Financial Group, LLP 2002 Richard Jones Rd., Ste. 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 132 020 02200

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, **Benjamin D. Sohr and wife, Genifer Goodman*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Charles Steffen and wife, Tara Michelle Steffen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Sohr

This is improved property located at 4020 Crestridge Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of March, 2012.

Benjamin D. Sohr

Genifer Goodman Sohr

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Benjamin D. Sohr and Genifer Goodman Sohr**, 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, at office, this 16th day of March, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20120020665 DEEDWARR
Recvd: 03/22/12 09:09 2 pgs
Fees:13.00 Taxes:2057.20

20120322-0024222

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Brookhaven Estates, of record in Plat Book 1835, pages 49 through 51, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin D. Sohr and Genifer Goodman, unmarried, by deed dated August 28, 2003, from Faye Stapleton Stone, unmarried, of record in Instrument No. 20030905-0130192, Register's Office for Davidson County, Tennessee. The parties having since married, and Genifer Goodman now being known as Genifer Goodman Sohr.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1835, pages 49 through 51, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 1786, page 501, Book 1969, page 609, amended in Book 3529, page 623, Book 1578, page 276, made applicable in Book 2139, page 59, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easement for water mains of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.