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. 30721-07-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$285,000.00~~. Affiant Subscribed and sworn to before me this 1st day of August, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Benjamin Sohr Genifer Goodman Sohr 1500 Gale Lane Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117 080 19900

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, **John A. Thoman, Jr., as Successor Trustee of the Thoman Family Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Sohr and wife, Genifer Goodman Sohr** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1410 Gale Lane, Nashville, TN 37212

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.

BILL GARRETT, Davidson County
Trans:T20120056943 DEEDWARR
Recvd: 08/02/12 09:37 3 pgs
Fees:18.00 Taxes:1054.50
20120802-0068326

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2012.

John A. Thoman, Jr., Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John A. Thoman, Jr., Successor Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

A tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the westerly part of an unnumbered tract on the Map of a Subdivision of the north part of the land conveyed by C.D. Compton to Geo. W. Harding & wife, by deed of record in Book 519, page 362, Register's Office for said County, which plan is of record in Book 547, page 72, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Gale Lane or Avenue, at the southeast corner of Lot No. 237 on the Map of Victoria Place, a plan of which is of record in Book 332, page 10, said Register's Office; thence along the east line of Lot No. 237 northerly 177 feet to the south margin of an alley; thence within the margin of the same easterly 60 feet to a point; thence southerly 180 feet, more or less, to the northerly margin of Gale Lane; thence with the margin of the same, westerly 60 feet to the beginning.

Being the same property conveyed to John A. Thoman, Sr. and wife, Gertrude Thoman, by deed dated April 3, 1984, from John R. Coles, Executor of the Estate of Jesse A. Coles, Sr., of record in Book 6265, page 273, Register's Office for Davidson County, Tennessee. Being further conveyed to John A. Thoman, Sr., and Gertrude R. Thoman, Trustees of the Thoman Family Living Trust, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, by Quitclaim Deed of record in Book 8669, page 724, Register's Office for Davidson County, Tennessee. Gertrude R. Thoman died on May 8, 2004; John A. Thoman, Sr. died on March 29, 2010. By the terms of the Thoman Family Living Trust (also referred to as the Thoman Family Revocable Living Trust), John A. Thoman, Jr. was named Successor Trustee upon the death of the survivor of the original trustees. See Certification of Trust appearing as Instrument No. 20120802-0068325, Register's Office for Davidson County,Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record as Book 547, page 72, Register's Office for Davidson County, Tennessee.