BILL GARRETT, Davidson County
Trans:T20120083445 DEEDWARR
Recvd: 11/01/12 14:15 2 pgs
Fees:13.00 Taxes:37.00
20121101-0100612

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-1067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BFORE ME THIS 26th day of October, 2012

Notary Public

Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randel Kohrs and Ashley Kohrs 95 Sterling Boone Drive Nashville, TN 37210	NEW OWNER	119-02-0-253.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Sheri Noble

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randel Kohrs and wife, Ashley Kohrs

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. 1, Mitchell Subdivision, as shown on plat of record in Instrument No. 200002150015147, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description, together with that portion of Lot No. 1, Mitchell Subdivision, having previously been a portion of Valeria Street, which was closed pursuant to Ordinance No. 99-10 filed in the office of the Metropolitan Government of Nashville-Davidson County, Tennessee.

BEING the same property conveyed to Terry Noble and wife, Sheri Noble, by Warranty Deed from Elmo Mitchell a/k/a Wallace Elmo Mitchell and wife, Mary Helen Mitchell,

dated 2/17/00 and recorded 2/17/00 in Instrument No. 200002170016277; and being the same property conveyed to Terry Noble and wife, Sheri Noble by Quitclaim Deed from J.W. Coonrod, dated 2/17/00 and recorded 2/17/00 in Instrument No. 200002170016278, in the Register's Office of Davidson County, Tennessee, pursuant to the closing of Valeria Street in Ordinance No. 99-10 filed in the office of the Metropolitan Government of Nashville-Davidson County, Tennessee. Said property having been further conveyed to Sheri Noble by Decree of Dissolution from Terry Noble, Case No. FD-06-00229 filed 10/30/07 in the District Court for Cherokee County, Oklahoma and recorded in Instrument No. 20080122-0006521, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 95 Sterling Boone Drive, Nashville, TN 37210.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of October, 2012.

Sheri Noble

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Sheri Noble
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of October, 2012.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: