Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Sohr and wife, Genifer Goodman Sohr**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cory Short, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

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 he 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 Benjamin Sohr and wife, Genifer Goodman Sohr by deed from John A. Thoman, Jr., as Successor Trustee of the Thoman Family Living Trust, dated August 1, 2012, of record as Instrument Number 20120802-0068326, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1410 Gale Lane, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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:T20130018203 DEEDWARR
Recvd: 03/06/13 08:22 2 pgs
Fees:13.00 Taxes:1258.00
20130306-0022104

WITNESS THE EXECUTION HEREOF this 1st day of March, 2013.

Benjamin Sohr

Genifer Goodman Sohr

State of Tennessee)
County of Davidson)

On this 1st day of March, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin Sohr and Genifer Goodman Sohr, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of March, 2013.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Cory Short
1410 Gale Lane
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
117-8-199