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BILL GARRETT, Davidson County
Trans:T20130070413 DEEDWARRSP
Recvd: 08/15/13 11:35 2 pgs
Fees:13.00 Taxes:120.25
20130815-0085864

This Instrument prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street
Dickson, TN 37055

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Andrew Sohr		MAP 080040
1805 South Hamilton Road	NEW OWNER	PARCEL 03500
Nashville, TN 37218		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TriStar Bank**, a Tennessee banking corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Andrew Sohr, unmarried,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Lying and being in the Second Council District of Davidson County, Tennessee, and being Lot 7 as shown on the map entitled the Map of J.J. Pate's Subdivision of Lots 9, 10, 11, 12, 20, 21, 22 and 23 on the Sheegog Property, of record in Book 843, Page 43, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 7 fronts fifty-four (54) feet eight (8) inches on the Northeasterly side of South Hamilton Road and runs back between parallel lines one hundred fifty eight (158) and nine (9) inches to the Southeasterly line of Lot No. 10.

Being the same property conveyed to TriStar Bank by Substitute Trustee's Deed from Byron M. Gill, Substitute Trustee, dated May 10, 2012 and of record in Instrument Number 20120511-0041058, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of South Hamilton Road.

This property is subject to all matters shown on a plat of record in Plat Book 843, Page 43, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 1805 South Hamilton Road, Nashville, TN 37218.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 13 day of August, 2013.

TriStar Bank.

By: Melissa Street EVP
Melissa Street, Executive Vice-President

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Melissa Street, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Executive Vice-President of **TriStar Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of August, 2013.

Notary Public

My Commission Expires: 3-25-15

DONNA M. STALLINGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me this 13 day of August, 2013.

Notary Public

My Commission Expires: 3-25-15

DONNA M. STALLINGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON