WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad O. Edwards	Chad O. Edwards	Map 117-8
(NAME) 1500 Gale Lane	(NAME) 1500 Gale Lane	Parcel 198
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BENJAMIN D. SOHR AND WIFE, GENIFER GOODMAN SOHR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD O. EDWARDS AND KERRI P. EDWARDS, HUSBAND AND WIFE,** 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 number 237 and the easterly 40 feet 4 inches of Lot number 238 on the Plan of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Gale Avenue, at the southwest corner of Lot number 237; thence with the northerly margin of Gale Avenue westwardly 100 feet 10 inches to the southeast corner of the property conveyed to I. H. Gibson and wife by deed from Andrew B. Gibson of record in Book 1126, page 230, said Register's Office; thence with said Gibson's westerly line 189 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly 100 feet, more or less, to the northeast corner of Lot number 237; thence southwardly 177 feet to the beginning.

Being the same property conveyed to Benjamin D. Sohr and wife, Genifer Goodman Sohr, by deed from John A. Thoman, Jr., Successor Trustee of the Thoman Family Trust recorded in Instrument No. 20110812-0062474, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 10, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1500 Gale Lane, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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:T20130090823 DEEDWARR
Recvd: 10/22/13 13:40 2 pgs
Fees:13.00 Taxes:5920.00
20131022-0110157

Witness our hands this 21st day of October, 2013.

Benjamin D. Sohr

Genifer Goodman Sohr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin D. Sohr and Genifer Goodman Sohr, the bargainor, 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 and official seal at Nashville, Tennessee this 21 day of October, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
NOV 3, 2015