# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16974

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A Dated December 22, 2009 | NEW OWNER | 09310018300 |
| (NAME) | (NAME) | |
| 6408 Harding Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130091135 DEEDWARRSP
Recvd: 10/23/13 13:54 2 pgs
Fees:13.00 Taxes:1091.50

20131023-0110564

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Beverly A. Larson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A Dated December 22, 2009**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 45 ON THE PLAN OF **SUBDIVISION OF LOT 24 – WILSON SPRINGS PLAN,** RECORDED IN BOOK "G", PAGE 230, CHANCERY COURT FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY RIGHT OF WAY OR 7TH AVENUE SOUTH, AS NOW LOCATED, APPROXIMATELY 141 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY OF KOREAN'S VETERANS BOULEVARD; THENCE LEAVING THE EAST RIGHT OF WAY OF 7TH AVENUE SOUTH N 66° 06' 35" E, 62.04 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 48 SHOWN ON SAID PLAN; THENCE ALONG LOT 48 S 29° 00' 13" E, 48.00 FEET; THENCE S 67° 18' 38" W, 58.00 FEET TO THE EASTERLY RIGHT OF WAY OF 7TH AVENUE SOUTH; THENCE WITH SAID 7TH AVENUE N 34° 01' 51" W, 47.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRE, MORE OR LESS according to survey by Patrick Coode and Company, LLC, Patrick S. Coode, Tenn. R.L.S. #855 dated September 23, 2013.

Being the same property conveyed to Herbert G. Larson and wife, Beverly A. Larson by Deed from Charles E. Porter and wife, Eudorah M. Porter, dated 09/22/1988 and filed for record on 09/23/1988 in Book 7659, Page 619, Register's Office for Davidson County, Tennessee. Herbert G. Larson having died on September 1, 2010.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas,

uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records ~~or listed in Schedule B.~~ The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2013 Taxes have been pro-rated between Grantor and Grantee.
All matters as set forth on the plat of record in Minute Book G, Page 230, Chancery Court for Davidson County, Tennessee.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.
Right-of-way for 7th Ave., as much as therein may lie.
Rights of others under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 422 7th Avenue S, Nashville, TN 37203-3916
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hand(s) this 8th day of October, 2013.

Beverly A. Larson
By: Bobby R. Long, Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bobby R. Long with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney-in-Fact of Beverly A. Larson and that he as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Attorney-in-Fact.

WITNESS my hand and seal this 8th day of October, 2013.

Notary Public
My Commission Expires: 11/10/13

**RETURN TO:**
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**121 First Avenue South, Ste 200**
**Franklin, TN 37064**