BILL GARRETT, Davidson County
Trans:T20130092538 DEEDWARR
Recvd: 10/29/13 11:47 2 pgs
Fees:13.00 Taxes:1480.00
20131029-0112252

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Benjamin Sohr 5836 Beauregard Dr. Nashville, TN 37215	Benjamin Sohr 5836 Beauregard Dr. Nashville, TN 37215	14505001700

For good and valuable consideration received, **Dennis M. Mitchell and Gary W. Mitchell, Co-Administrators of the Estate of Ray Irvin Mitchell,** by these presents do transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 13P361,** unto the Grantees, **Benjamin Sohr and Genifer Sohr, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ray Irvin Mitchell**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 32, SECTION 12, TYNE VALLEY ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3842, PAGE 255, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM SUSAN ELIZABETH CASEY AND STEPHEN WINSTON MARSH, HEIRS-AT-LAW OF WILLIAM H. MARSH, DECEASED TO RAY I. MITCHELL, UNMARRIED AS RECORDED ON THE 14TH DAY OF JUNE, 1979 IN DEED BOOK 5449, PAGE 763, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. RAY I. MITCHELL AND RAY IRVIN MITCHELL ARE ONE IN THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 3842, PAGE(S) 255; BOOK 3574, PAGE 303 AND BOOK 4315, PAGE 836, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 5836 Beauregard Drive, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantors covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves as Co-Administrators of the **Estate of Ray Irvin Mitchell,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of October, 2013.

Dennis M. Mitchell, Co-Administrator

Gary W. Mitchell, Co-Administrator

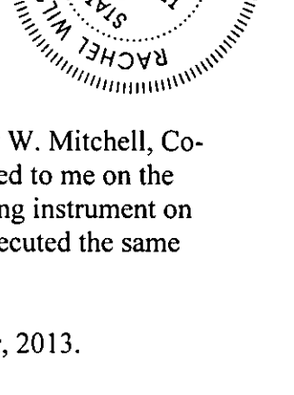
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2013, before me personally appeared, Dennis M. Mitchell, Co-Administrator of the Estate of Ray Irvin Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Ray Irvin Mitchell, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 24th day of October, 2013.

Notary Public

My Commission Expires:



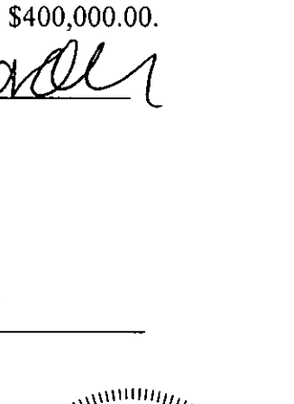
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2013, before me personally appeared, Gary W. Mitchell, Co-Administrator of the Estate of Ray Irvin Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Ray Irvin Mitchell, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 24th day of October, 2013.

Notary Public

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2013.

Notary Public

My Commission Expires: