This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $450,500.00.

BILL GARRETT, Davidson County
Trans:T20130100267 DEEDWARR
Recvd: 11/26/13 15:21 3 pgs
Fees:18.00 Taxes:1666.85
20131126-0121556

Affiant

Sworn to and Subscribed before me on this the 15th day of November, 2013.

NOTARY PUBLIC
My Commission Expires: 5/20/14

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Benjamin Sohr Genifer Sohr	Benjamin & Genifer Sohr 5836 Beauregard Dr.	14509003500
5833 Beauregard Drive	~~5300 Gale Lane~~	
Nashville, TN 37215	Nashville, TN ~~37212~~ 37215	

WARRANTY DEED

For and in 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, **ROBERT F. OAKLEY, JR., and ROBERTA W. OAKLEY**, hereinafter called Grantors, has bargained and sold, and by these presents do transfer and convey unto **BENJAMIN SOHR and GENIFER SOHR, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 44 on the Plan of Tyne Valley Estates, Section 4, as of record in Book 3600, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 202 feet on the southeasterly side of Beauregard Drive, and extends back 360 feet on the northeasterly line and 410 feet on the southwesterly line, to a dead line in the rear on which it measures 137.34 feet.

Being the same property conveyed to Robert F. Oakley and wife, Robin H. Oakley by Warranty Deed from Tyne Valley Development Company, a partnership, composed of H. & S. Development Co., Inc., and Ervin M. Entrekin and John Coode Beasley as recorded in Book 3611, page 125, Register's Office for Davidson County, Tennessee. The said Robert F. Oakley died on 08/23/1996 and the entire estate passed to his surviving spouse, Robin H. Oakley, by operation of law. The Robin H. Oakley died testate on 12/04/2009. Pursuant to the Last Will and Testament of Robin Oakley filed of record in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, Docket No. 10P-542, the said Robin Oakley devised all her real estate to her children. The sole children of Robin Oakley are Robert F. Oakley, Jr. and Roberta W. Oakley. The said Robin H. Oakley and Robin Oakley are one and the same person.

This is the same description as the previous deed of record.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the 2014 Davidson County Taxes are a lien but not yet due and payable.

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of November, 2013.

ROBERT F. OAKLEY, JR.

ROBERTA W. OAKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2013, before me personally appeared **ROBERT F. OAKLEY, JR.**, to me known to be the person(s) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the same as such person's free act and deed.

NOTARY PUBLIC
My Commission expires: 3-7-2016

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires: 3-7-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2013, before me personally appeared **ROBERTA W. OAKLEY**, to me known to be the person(s) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the same as such person's free act and deed.

NOTARY PUBLIC
My Commission expires: 3-7-2016

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires: 3-7-2016