| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9 day of March, 2015<br><br>Notary Public<br><br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL)<br>My Commission Expires NOV. 6, 2017 |
|---|---|

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carly A. Miller | US Bank Home Mortgage | 080-04 |
| (NAME) | (NAME) | (MAP) |
| 1805 S Hamilton Road | 7601 Penn Ave. S. Ste. A 1 | 035.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37218 | Richfield MN 55423 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Andrew Sohr, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carly A. Miller, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of J.J. Pates Subdivision of Lots 9, 10, 11, 12, 20, 21, 22 and 23 of the G.T. Sheegogs Subdivision of record in Plat Book 843, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Sohr, unmarried by deed from TriStar Bank, a Tennessee banking corporation of record in Instrument No. 20130815-0085864 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 15, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1805 S Hamilton Road, Nashville, Tennessee 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 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:T20150026899 DEEDWARR
Recvd: 04/10/15 11:52 2 pgs
Fees:13.00 Taxes:508.75
20150410-0031663

Witness my/our hand(s) this 9 day of March, 2015.

Andrew Sohr

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of March, 2015.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County