(1)

BILL GARRETT, Davidson County
Trans:T20150033939 DEEDQC
Recvd: 05/04/15 13:35 2 pgs
Fees:12.00 Taxes:0.00
20150504-0040167

THIS INSTRUMENT PREPARED BY:
Jennifer Dunlap Stacey, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
STS Investments, LLC	New Owner	132-12 4.00
4521 Trousdale Drive		
Nashville, TN 37204		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **SCOTT T. SOHR AND BECKY F. SOHR,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **STS INVESTMENTS, LLC**, a Tennessee limited liability company, all our interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in Nashville, First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Trousdale Drive, south of the CSX Transportation Railroad, being Lot No. 5 as shown on the Plan of Grassmere, Section Seven of record in Plat Book 7900, Page 651, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Trousdale Drive, said point being N 39 deg. 27' E, 920 feet more or less from the centerline of Grassmere Park, as extended;

Thence, leaving said right-of-way line with the northeasterly line of Lot No. 6 as shown on the plan of Resubdivision of Lot No. One, Grassmere, Section Seven as of record in Book 7900, Page 797, Register's Office of Davidson County, N 50 deg. 33' W, 96.01 feet to a point in the easterly right-of-way line of the CSX Transportation Railroad;

Thence, with said line N 39 deg. 47' E, 46.87 feet to a point;

Thence, continuing with said line with a curve to the right 99.15 feet to a point, said curve having a central angle of 02 deg. 01' 05", a radius of 2,814.93 feet, a tangent of 49.58 feet and a chord of N 40 deg. 14' 01" E, 99.15 feet;

Thence, leaving said line S 54 deg. 30' E, 89.56 feet to a point in the westerly right-of-way line of Trousdale Drive;

Thence, with said right-of-way line with a curve to the right 150.19 feet to a point, said curve having a central angle of 03 deg. 50' 37", a radius of 2,238.85 feet, a tangent of 75.12 feet and a chord of S 37 deg 31'49" W, 150.16 feet;

Thence continuing with said line S 39 deg. 27' W, 2/09 feet to the point of beginning.

Containing 14,000 square feet or 0.32 acre more or less.

Being the same property conveyed to Scott T. Sohr and Becky F. Sohr, as tenants in common with ownership interests of 50% and fifty percent, respectively by warranty deed from I.S.C., L.P. of record in Book 9916, page 276, Register's Office for Davidson County, Tennessee, dated 01/12/1996 and recorded on 01/12/1996. (Value or consideration shown in aforementioned deed $270,000.00.)

This is improved property known as 4521 Trousdale Dr. Nashville, TN 37204.

This is not now nor has it ever been the primary residence of the Grantors.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand as indicated below.

4/30/15
Date

SCOTT T. SOHR

28 April 2015
Date

BECKY F. SOHR

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott T. 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 Brentwood, Tennessee, this 28th day of April, 2015.

Notary Public

My Commission Expires: 9/20117

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 28 day of April, 2015.

Notary Public

My Commission Expires: 5/22/

TRACEY HERRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 30 day of April, 2015.

Notary Public

My commission expires: 9/20/17

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY