Davidson County	**DEEDWARR**
Recvd: 04/04/16 15:11	**2 pgs**
Fees:13.00 Taxes:4347.50	
20160404-0031969	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of March 2016

Notary Public

MY COMMISSION EXPIRES: April 7, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Walter Henry Grell, IV and Lauren Grell	Walter Henry Grell, IV and Lauren Grell	145 05 0 017.00
(NAME)	(NAME)	
5836 Beauregard Drive	property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million One Hundred Seventy-Five Thousand And No/100 Dollars ($1,175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benjamin Sohr and Genifer Sohr, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Walter Henry Grell, IV and Lauren Grell, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 the same property conveyed to Benjamin Sohr and Genifer Sohr, husband and wife by Warranty Deed from Dennis M. Mitchell and Gary W. Mitchell, Co-Administrators of the Estate of Ray Irvin Mitchell dated October 24, 2013 and recorded October 29, 2013 as Instrument No. 20131029-0112252, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-161736SSO

unimproved ☐

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 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, has 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.

Witness our hands this 31st day of March, 2016.

Benjamin Sohr

Genifer Sohr

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Benjamin Sohr and Genifer Sohr, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2016.

SUSAN E. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 4-24-18

(SEAL)

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-161736SSO