THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33124-07-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Ernst van Orsouw, Jillian van Orsouw 836 Clayton Avenue Nashville, TN 37204	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 118 05 0 170 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Sohr and Molly Sohr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ernst van Orsouw and Jillian van Orsouw, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 836 Clayton Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160072064 DEEDWARR
Recvd: 08/18/16 12:58 3 pgs
Fees:18.00 Taxes:2423.50
20160818-0086416

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2016.

Andrew Sohr

Molly Sohr

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew Sohr and Molly Sohr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires:



EXHIBIT A

LAND in Davidson County, Tennessee, being a part of the Joseph Vaulx Lands and known as the easterly 50 feet of the southerly 175 feet of Lot No. 30 and the westerly 25 feet of the southerly 175 feet of Lot No. 31 on the Map of Battlefield Estates, Section I, as of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee, and likewise being known as Lot No. 3 on an unrecorded Subdivision of Lots 29, 30 and 31 of said Battlefield Estates, Section I, and as shown on a survey thereof by Z.J. Wiklinson, Surveyor, August 4, 1941.

According to said survey said parts of said lots and/or said lot fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Andrew Sohr and Molly Fudge, as tenants in common with right of survivorship, by Warranty Deed from Christopher Ing, dated 8/30/13 and recorded 9/11/13 in Instrument No. 20130911-0096021, in the Register's Office of Davidson County, Tennessee.

Molly Fudge now known as Molly Sohr

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.