THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33258-09-2016** **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: $999,000.00. Affiant Subscribed and sworn to before me this 14th day of October, 2016. Notary Public My Commission Expires: MY COMMISSION EXPIRES: September 10, 2018 VIRGINIA M. BOYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jeffrey Bernard Krones 1765 Tyne Boulevard Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 145 05 0 015 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, **Benjamin Sohr and wife, Genifer Goodman Sohr**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey B. Krones, a single man** ("Grantee"), his successors, 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 1759 & 1765 Tyne Boulevard, Nashville, TN 37215

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:T20160091821 DEEDWARR
Recvd: 10/18/16 12:56 3 pgs
Fees:18.00 Taxes:3696.30
20161018-0109966

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of October, 2016.

Benjamin Sohr

Genifer Goodman 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, **Benjamin Sohr and Genifer Goodman 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 14th day of October, 2016.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Tyne Valley Estates Section 1-A, as of record in Plat Book 3842, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin Sohr and wife, Genifer Goodman Sohr by deed dated June 17, 2014 from Donald G. Dahlinger, Teresa D. Ford, Frank William Dahlinger, IV, and Karen D. Hawkins, the heirs under the Will of Eunice Dahlinger Hall of record in Instrument No. 20140626-0056121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 3842, page 4, Register's Office for Davidson County, Tennessee.