Name and Address of New Owner:
William Monico Dec and Katherine Stephans Dec
834 Tyne Valley Ct., Nashville, TN 37220

Send Tax Bills To:
William Monico Dec and Katherine Stephans Dec
834 Tyne Valley Ct., Nashville, TN 37220

This Instrument Prepared By:
Steve Berneman
Construct Title Company, LLC
4521 Trousdale Drive
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 37964 DEEDWARR
12/15/2017 04:25:30 PM 4 pgs
Fees: $23.00 Taxes: $14,430.00
20171215-0128267

Map & Parcel No: 146-06-0-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scott T. Sohr, Trustee of the Scott T. Sohr Personal Residence Trust - 1997 and Lyn E. Sohr, a/k/a Nancy L. Sohr, Trustee of the Lyn E. Sohr Personal Residence Trust - 1997**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Monico Dec and Katherine Stephans Dec,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 11 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Scott T. Sohr, Trustee of the Scott T. Sohr Personal Residence Trust - 1997 and Lyn E. Sohr, a/k/a Nancy L. Sohr, Trustee of the Lyn E. Sohr Personal Residence Trust - 1997 by Quitclaim Deed dated November 19, 2002 from Scott T. Sohr and wife, Nancy L. Sohr, a/k/a Lyn E. Sohr of record in Instrument No. 20021125-0146277, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of December, 2017.

Scott T. Sohr, Trustee of the Scott T. Sohr Personal Residence Trust - 1997 and Lyne E. Sohr, a/k/a Nancy L. Sohr, Trustee of the Lyn E. Sohr Personal Residence Trust - 1997

By: _____(SEAL)
Scott Sohr, Trustee

By: _____(SEAL)
Lyn Sohr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2017, before me personally appeared Scott Sohr and Lyn Sohr, Trustees of Scott T. Sohr, Trustee of the Scott T. Sohr Personal Residence Trust - 1997 and Lyne E. Sohr, a/k/a Nancy L. Sohr, Trustee of the Lyn E. Sohr Personal Residence Trust - 1997, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of December, 2017.

Amy Nichole Bagwell
Notary Signature
My commission expires: 10/03/2018

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of December, 2017.

Amy Nichole Bagwell
Notary Public
My commission expires: 10/03/18
File No. 2017-8

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Steve Berneman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 10/03/18

Notary's Seal (if on paper)