PREPARED BY:
Sarah Spratt/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

Bill Garrett Davidson County
Batch# 76601 DEEDWARR
04/05/2018 12:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180405-0032099

MAIL TAX STATEMENTS TO: Brian Ochs, 5713 TRACESIDE Drive, NASHVILLE, TN 37221

Warranty Deed

File No: 949746

THIS INDENTURE, made and entered into this 26th day of March, 2018, by and between **Brian R. Ochs and Amy S. Ochs,** who acquired title as husband and wife NOW Divorced pursuant to Final Decree of Divorce NO. 16D-1974, party of the first part, **Brian R. Ochs**, an unmarried man and party of the second part,

BEING the same premises which John U. Miller, IV, unmarried and Suzanne Miller, unmarried in deed dated 05/25/2012 and recorded 05/30/2012 in the DAVIDSON County Recorder's Office in Deed Book Volume 20120530-0046391, page , granted and conveyed to Brian R. Ochs and Amy S. Ochs, husband and wife, the Grantors herein.

WITNESSETH: That for and in consideration of Zero and no/100 Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Brian R. Ochs
Brian R. Ochs

Amy S. Ochs
Amy S. Ochs

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian R. Ochs & Amy S. Ochs to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26 day of March, 2018.

Ella K Butler
Notary Public

My commission expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. TRANSFER BETWEEN FORMER HUSBAND AND WIFE TAX EXEMPT

Brian R. Ochs Amy S. Ochs
Affiant

Subscribed and sworn to before me this 26 day of March, 2018.

Ella K. Butler
Notary Public my commission expires 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TAXPAYER / OWNER: Brian Ochs
PROPERTY ADDRESS: 5713 TRACESIDE Drive, NASHVILLE, TN 37221

Exhibit A
Legal Description

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(s) 226, as shown on the map entitled the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from John U. Miller, IV, unmarried and Suzanne Miller, unmarried to Brian R. Ochs and Amy S. Ochs, husband and wife as set forth in Deed Instrument #20120530-0046391 dated 05/25/2012, recorded 05/30/2012, DAVIDSON County, TENNESSEE.

Tax ID: 155 16 0A 276.00

True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES