Name and Address of New Owner:
Andrew Sohr and Molly Sohr
4521 Trousdale Drive
Nashville, TN 37204

Send Tax Bills To:
Andrew Sohr and Molly Sohr
4521 Trousdale Drive
Nashville, TN 37204

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 80796 DEEDWARR
04/13/2018 02:54:30 PM 7 pgs
Fees: $38.00 Taxes: $2,331.00
20180413-0035096

Map & Parcel No: 132-14-0-052

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, **David Maxson Clark, and Howard Henry Clark, and Robert Waite Clark Jr**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Sohr and Molly Sohr, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Being Lot No. 50 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's office for said County, described as follows: Beginning at a point in the south margin of Robertson Academy Road at the corner of Lots Nos. 49 and 50; thence with the linc between said lots southerly 370.64 feet to a point; thence easterly 86.35 feet to a point; thence northerly 389.58 feet to a point in the south margin of Robertson Academy Road; thence with the margin of same westerly 152.15 feet to the point of beginning.

Being the same property conveyed to Robert Waite Clark, Jr., Howard Henry Clark, and David Maxson Clark, devisees, from the Last Will and Testament of Robert Waite Clark, dated July 11, 1986, petitioned for Probate of Will and Granting of Letters of Administration, C.T.A. in the Seventh Circuit Court for Davidson County, Probate Division, on February 28, 2018.

Being the same property conveyed to Robert Waite Clark and wife, Nell M. Clark by

Warranty Deed from Louis Allen, T. H. Mitchell, and William J. Wade, Trustees of the Presbyterian Church dated 04/24/1961 recorded 04/24/1961, of record in Book 3220, Page 435, 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 12th day of April, 2018.

_____(SEAL)
David Maxson Clark

_____(SEAL)
Howard Henry Clark

_____(SEAL)
Robert Waite Clark Jr by David Clark, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2018, before me personally appeared David Maxson Clark, Howard Henry Clark and Robert Waite Clark Jr*, 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. *by David Clark as attorney in fact.

Witness my hand, at office, this 12th day of April, 2018.

_____
Notary Signature
My commission expires: 6-30-2021

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-30-2021

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 $630,000.00, 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
12th day of April, 2018.

Notary Public
My commission expires: 6/20/2021
File No. 2018-44

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

File No: 2018-44
Blueprint Title TN
(615) 933-0072

---------- SPACE ABOVE THIS LINE FOR RECORDING DATA ONLY ----------

POWER OF ATTORNEY TO SELL/LEASE REAL ESTATE
(Limited and Specific)

Before me, the undersigned authority, and in the presence of the undersigned witnesses came and appeared **Robert Waite Clark, Jr,** of the full age of majority, hereinafter referred to as "Principal," who declared that Principal does by these presents make, constitute and appoint **David Clark,** (hereinafter "Agent"), to be Principal's true and lawful attorney-in-fact, giving and granting unto Agent full power and authority to do and perform all and every act and thing so whatever requisite, necessary and proper to accomplish the following:

1. To sell, bargain, grant, convey, lease and/or otherwise alienate, on such terms as Agent shall deem appropriate in Agent's sole discretion, and to execute in Principal's name any documents necessary to accomplish the same, pertaining to the following described immovable property:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Municipal Address: 871 Robertson Academy Road, Nashville, TN 37220

2. Agent is further empowered to appear before a Notary Public at the offices of Blueprint Title TN, and to sign all deeds, conveyances, leases, papers, documents and acts necessary to accomplish the foregoing, to receive and receipt for and endorse and deliver any proceeds payable to Principal(s) in connection with the foregoing, and to do any and all things Agent, in Agent's sole discretion, deems necessary or proper in connection therewith.

3. After execution of all documents, endorsement of proceeds, and completion of all acts necessary to perform the above-authorized acts, this mandate shall terminate. In any event, whether or not the powers granted herein are exercised by Agent, this mandate shall terminate on April 12, 2019.

4. Durability of this Act – If I (the Principal) shall subsequently become incompetent or disabled, this mandate shall remain in force until such time as a curator shall be appointed for me, or until some other judicial proceeding shall terminate the power.

THUS DONE AND PASSED on **April 12, 2018,** in Richmond County, Georgia, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

Witness
Print Name: Paula Abdellatief

Signature of Principal

Witness
Print Name: Elizabeth Damm

STATE OF Georgia
COUNTY OF Richmond

On this 12th day of April, 2018, before me personally appeared Robert Clark, 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 12th day of April, 2018.

Notary Signature
My commission expires: 4-6-21

REBECCA ACORD NOTARY PUBLIC EXP 04-06-2021 COLUMBIA COUNTY, GA

Exhibit "A"

Property Address: 871 Robertson Academy Road, Nashville, TN 37220

Property Description: A Certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Being Lot No. 50 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's office for said County, described as follows: Beginning at a point in the south margin of Robertson Academy Road at the corner of Lots Nos. 49 and 50; thence with the line between said lots southerly 370.64 feet to a point; thence easterly 86.35 feet to a point; thence northerly 389.58 feet to a point in the south margin of Robertson Academy Road; thence with the margin of same westerly 152.15 feet to the point of beginning.

Being the same property conveyed to Robert Waite Clark, Jr., Howard Henry Clark, and David Maxson Clark, devisees, from the Last Will and Testament of Robert Waite Clark, dated July 11, 1986, petitioned for Probate of Will and Granting of Letters of Administration, C.T.A. in the Seventh Circuit Court for Davidson County, Probate Division, on February 28, 2018.

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201804130035096

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.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM