Name and Address of New Owner:
Luke Smiley and Amanda Smiley
1915 Beechwood Avenue
Nashville, TN 37212

Send Tax Bills To:
Luke Smiley and Amanda Smiley
1915 Beechwood Avenue
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 99778 DEEDWARR
06/04/2018 11:07:34 AM 3 pgs
Fees: $18.00 Taxes: $3,639.73
20180604-0052921

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

Map & Parcel No: 104-16-0-233

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, **Andrew P. Sohr and Molly F. Sohr, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Luke Smiley and Amanda Smiley, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 50 feet on the Easterly 100 feet of Lot No. 220 on the Plan of Belmont Land Company's Plan of Lots, called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 220 fronts 50 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Together with a Joint Driveway Easement as more particularly described in the Joint Driveway Agreement of record in Book 6219, Page 93, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Tucker Rojas and wife, Megan E. Rojas by Warranty deed from John Eric Swanson and wife, Laura Deason Swanson of record in Instrument No. 20040730-0091808 Register's Office for Davidson County, Tennessee, dated July 15, 2004 and recorded on July 30, 2004. (Value of consideration shown in aforementioned deed $254,000.00.)

Being the same property conveyed to Andrew P. Sohr and Molly F. Sohr, husband and wife by Warranty deed from John Tucker Rojas and wife, Megan E. Rojas of record in Instrument No. 20160802-0079621 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016. (Value of consideration shown in aforementioned deed $864,000.00.)

Being also known as 1915 Beechwood Ave Nashville, Tennessee 37212.

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 31st day of May, 2018.

_____(SEAL)
Andrew P. Sohr

_____(SEAL)
Molly F. Sohr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2018, before me personally appeared Andrew P Sohr and Molly Sohr, 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 31st day of May, 2018.

_____
Notary Signature
My commission expires:

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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 $983,710.00, 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
31st day of May, 2018.

Notary Public
My commission expires:_____
File No. 2018-116

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021