BOOK 10921 PG 967	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00 Jeffrey B. Throneberry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 1998. Valerie D Wright Notary Public MY COMMISSION EXPIRES: 3-3-99 (AFFIX SEAL)

3

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey B. Throneberry	Churchill Mortgage Corporation	84-14-8
(NAME) 2210 Dearborn Drive	(NAME) 761 Old Hickory Blvd. Suite 301	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANN-MARIE KARIG KOGER AND HUSBAND, WILLIAM BRIAN KOGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY B. THRONEBERRY AND WIFE, TIFFANY C. THRONEBERRY** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 123 on the Plan of Walnut Grove Subdivision, of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ann-Marie Karig Koger and husband, William Brian Koger by deed from Everett Miller and wife, Debbie Miller and Era George of record in Book 9516, Page 787, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Power of Attorney of record in Book _____, Page _____, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 2210 Dearborn Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of April, 1998.

Ann-Marie Karig Koger By Dav Hooven Atty in Fact
Ann-Marie Karig Koger-By David Hooven Attorney in Fact

William Brian Koger by David Hooven Attorney in Fact
William Brian Koger-By David Hooven Attorney in Fact

0435254
IDENTIF. A REFERENCE

98 MAY -7 PM 12:22
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

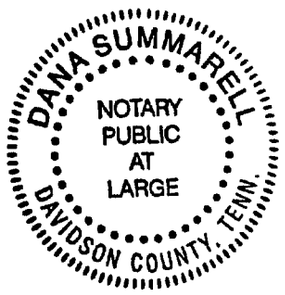
STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10921 PG 968

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared David Hooven, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Ann-Marie Karig Koger and William Brian Koger, and acknowledged that they executed the same by Power of Attorney, as the free act and deed of said Ann-Marie Karig Koger and William Brian Koger. WITNESS my hand and Notarial Seal this 24th, day of April 1998.

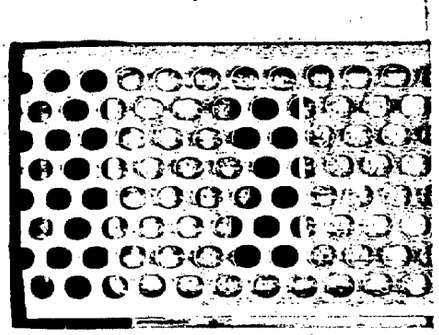
Dana Summarell
Notary Public

My Commission Expires



My Commission Expires NOV. 25, 2000

4426 05/07 0101 03CHECK 434.13



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10921 PG 969

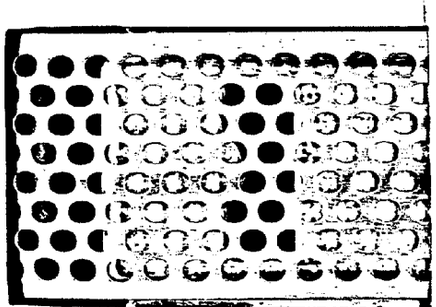
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 114900.00
CON TX 425.13
PRFEE 1.00
WDEED 8.00
TOTAL 434.13
CHECK 434.13

05/07/98 01 12:24 0001 4426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435254
IDENTIF. & REFERENCE

98 MAY -7 PM 12:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1290471