This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/17/01 10:18 4pgs
Fees:23.00 Taxes:471.01
20011217-0138804

WARRANTY DEED

Grantor: Linda Koch	
Grantee: Lauren Koch and Marc Cohen	
County: Davidson, Tennessee.	
Name and Address of News Owner:	**Send Tax Bills To: Same**
Lauren Koch and Marc Cohen	**Map and Parcel No. (s):**
7321 River Park Drive	Map 155-3-B, Parcel 46
Nashville, TN 37221	FB 9D79280

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $127,300. Lauren Koch Lauren Koch, Affiant	Subscribed and sworn to before me, this 7th day of December, 2001. Notary Public My commission Expires: NOV. 26, 2005

FOR AND IN CONSIDERATION of the sum of one hundred twenty-seven thousand three hundred and no 100/dollars ($127,300.00), and other good and valuable consideration, **Linda Koch,** an unmarried person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Lauren Koch** and her husband, **Marc Cohen** (together, "Grantee") their successors, heirs and assigns, Grantor's entire interest in and to the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for metropolitan property taxes and as may be otherwise disclosed on Exhibit A.

Grantor further covenants and bind herself, her heirs and representatives, to warrant and forever defend the title to the Property to Grantees, their successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, Grantor has signed this Deed on his 5 day of Dec. 5, 2001.

Linda Koch

STATE OF CALIFORNIA)
COUNTY OF _____)

SEE ATTACHED CERTIFICATE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Koch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of _____, _____.

_____
Notary Public

My Commission Expires _____.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 05 December 2001 (Date) before me, Joyce F. Liu, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared LINDA KOCH* (Name(s) of Signer(s))

☐ personally known to me – **OR** – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOYCE F. LIU
Commission # 1208675
Notary Public - California
Los Angeles County
My Comm. Expires Feb 16, 2003

WITNESS my hand and official seal.

Joyce F. Liu
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Davidson County, TN

Document Date: 05 December 2001 Number of Pages: 2+ ExhA

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☒ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
Herself

Signer's Name: _____

☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of River Park Estates, as of record in Plat Book 6250, pages 658 and 659 amended in Book 6830, page 806, and corrected in Book 6785, page 427, Register's Office for said County, to which plan reference is made for a more complete description.

This conveyance is made subject to: (1) Taxes for 2001 which Grantee shall pay; (2) Restrictions of record in Book 6672, page 600 amended in Book 6980, page 377, consent in Book 6980, page 375 and supplemented in Book 7155, page 844; (3) Charter of record in Book 7216, page 833; (4) Easements of record in Book 5738, page 824 and Book 3819, page 296; and (5) All matters appearing on the plan of record in Plat Book 6250, pages 658 and 659 amended in Book 6830, page 806 and corrected in Book 6785, page 427, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantor and Lauren Koch, as to 90% and 10% undivided interests, respectively, from Frederick W. Baker and wife, Suzanne K. Baker, by deed or record in Book 9320, Page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as 7321 River Park Drive, Nashville, Tennessee 37221.

The legal description above was taken from the deed by which the Property was conveyed to Grantor. The Property was not surveyed at the time of this conveyance nor was a title search performed.

C:\Docs\EP\Koch\Docs\Deed.wpd