WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/04 12:42 2pgs
Fees:13.00 Taxes:286.64

20040217-0017976

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300 **BOX 10-A**
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,470.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006
(AFFIX SEAL)

MARK A. ELLMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zev Goering	Zev Goering	94-02.37
(NAME) 1621 Electric Avenue	(NAME) 1621 Electric Ave.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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,

Christopher Robert Koches, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zev Goering, unmarried,

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. 543 on the Plan of Edgefield Land Company's Fifth Subdivision, of record in Plat Book 161, Page 170, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1621 Electric Avenue, Nashville, TN 37206.

Being the same property conveyed to Christopher Robert Koches, a married man, by Warranty Deed from Judy F. Anderson, unmarried, of record in Instrument No. 20031020-0154790, Register's Office for Davidson County, Tennessee. Power of Attorney recorded in Instrument No. 20031020-0154791, said Register's Office.

The above described property is not the primary residence of the Grantor.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1621 Electric Avenue, Nashville, TN 37206
(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 and 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 hand this 13th day of February, 2004.

Don R. Smith, Attorney in fact
FOR Christopher Robert Koches

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Don R. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who is the person whose name is subscribed as attorney in fact for Christopher Robert Koches, a married man, the bargainor, and who acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of February, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr.
Notary Public

MARK A. ELLMORE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.