WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/06 09:55 2 pgs
Fees:13.00 Taxes:774.78

20060327-0034320

STATE OF Virginia
COUNTY OF Independent City

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$209,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: 5/31/07

(AFFIX SEAL)

NOTARY PUBLIC VIRGINIA DEBORAH A. TULLOS COMMONWEALTH OF

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0646

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoff Koch	**Geoff Koch**	**083-14-0 291.00**
(NAME)	(NAME)	
1614 Boscobel Street	**1614 Boscobel Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **Mieke A. Nee and Ross A. Loblein, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geoff Koch**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 344 on the Plan of The Edgefield Land Co. Second or Spring Subdivision of record in Book 57, Page 152, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to **Mieke A. Nee and Ross A. Loblien, as joint tenants with rights of survivorship** by Warranty Deed dated 07/03/2003 from **Denny W. Rudolph and wife, Gina G. Rudolph** of record in Instrument No. 20030708-0093704, Register's Office for **Davidson** County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as **1614 Boscobel Street, 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 **our hands** this **15th day of March, 2006.**

Mieke A. Nee

Ross A. Loblein

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mieke A. Nee and Ross A. Loblein** the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fredericksburg, Virginia this 15th day of March, 2006.

Commission expires: 5/31/07

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027