WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 10:25 2 pgs
Fees:13.00 Taxes:431.05

20070703-0079292

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

BOX 13
13438

20070236

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tifinie Adams	Suntrust Mortgage, Inc.	163-11-0-E 032.00 CO
(NAME)	(NAME)	
2940 Baby Ruth Lane, #5	P.O Box 26419	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond VA 23260	
(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, **Kent Kurtis Koch and wife, Kacey Koch (formerly known as Kacey Johnson)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tifinie P. Adams, 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:

Being Unit No. 5, Oak Grove Townhomes, according to plat of record in Instrument Number20021126-0146722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made more a more complete and accurate description thereof.

Being the same property conveyed to Kent Kurtis Koch and Kacey Johnson, joint tenants with right of survivorship and not as tenants in common, by Warranty Deed dated March 23, 2006 from Michael F. Veloz, married, of record in Instrument Number 20060328-0035214 and re-recorded in Instrument Number 20060419-0044998, 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 2940 Baby Ruth Lane #5, Antioch, TN 37013

(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 22nd day of June, 2007.

Kent Kurtis Koch

Kacey Koch by Kent Kurtis Koch, her Attorney-in-Fact

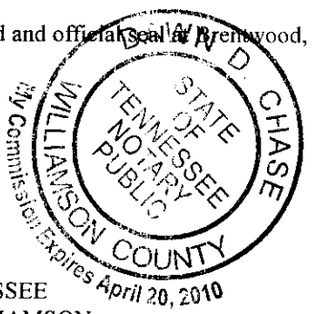
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Kurtis Koch, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of June, 2007.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kent Kurtis Koch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kacey Kock (f/k/a Kacey Johnson), as Attorney In Fact, under Power of Attorney bearing Instrument No. * _____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Kacey Koch (f/k/a Kacey Johnson), under said Power of Attorney.

* 20070703-0079290

Witness my hand and official seal at office in Brentwood, Tennessee, this the 22nd day of June, 2007.

Notary Public

My Commission Expires:



RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027