WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Linda Griffin Hayes.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2007.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/07/07 10:04 2 pgs
Fees:13.00 Taxes:407.00
20070907-0107483

B-5475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig John Koch and Louanne Bakich Koch, Trustees	New Owner	043-11-0-061.00
(NAME) 2778 W. 29th Avenue	(NAME)	
(ADDRESS) Eugene, OR 97405	(ADDRESS)	
(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, I, Linda Griffin Hayes a/k/a Linda Griffin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig John Koch and Louanne Bakich Koch, Trustees of The Louanne Bakich Koch Revocable Trust dated June 12, 1992, 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. 10 on the Plan of Section Two, Archwood Acres, as of record in Book 2331, page 12, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlie Kincer and wife, Virginia C. Kincer, by deed from H. and A. Homes, Inc., dated July 25, 1955 of record in Book 2442, page 537, Register's Office for Davidson County, Tennessee, the said Charlie Kincer having since died on May 2, 1991 and the said Virginia C. Kincer having since died on December 1, 1994. By will of Virginia I. Kincer of record in Book 10310, page 20, said Register's Office, said property was devised to Linda Griffin. Virginia C. Kincer and Virginia I. Kincer are one and the same person.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED FROM CHARLIE KINCER AND WIFE, VIRGINIA C. KINCER, OF RECORD IN BOOK 4391, PAGE 870, SAID REGISTER'S OFFICE:

A strip or parcel of land in the 10th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 10 on the plan of Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office for said County.

Said strip or parcel of land fronts 185 feet on the present Easterly side of Myatt Drive and runs back between parallel lines 10.0 feet to points on the new relocated Easterly side of Myatt Drive on which it measures 185 feet thereon and containing 1850 square feet.

Danny A. G. Hayes joins in the execution of this instrument to convey whatever marital rights he may have in the subject property as the spouse of Linda Griffin Hayes.

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 217 Myatt Drive, Madison, TN 37115
(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 6th day of September, 2007.

Linda Griffin Hayes
Linda Griffin Hayes

Danny A. G. Hayes by A. Linda Hayes as Attorney in Fact
Danny A. G. Hayes by A. Linda Hayes as 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 Linda Griffin Hayes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of September, 2007.

My Commission expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Carol R. Rivers
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared A. Linda Hayes, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Danny A. G. Hayes, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Danny A. G. Hayes.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of September, 2007.

Carol R. Rivers
Notary Public

My Commission Expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

RETURN TO:

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