Davidson County DEEDWARR
Recvd: 07/11/08 14:13 2 pgs
Fees:13.00 Taxes:832.50

20080711-0071507

WARRANTY DEED

RW-08-7310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2008.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Toth	new owner	
7310 Autumn Crossing Way (ADDRESS)	(NAME)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	181-10-B-16.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS KOCH AND WIFE, ALLISON KOCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD TOTH AND MEREDITH ANNE TOTH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 33, CENTEX AT CONCORD, PHASE I, as shown on plat of record in Instrument No. 20051011-0122364, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris Koch and wife, Allison Koch by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 20th day of December, 2006 in Instrument No. 20061220-0156757, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Instrument No. 20051011-0122364; Instrument Nos. 20050914-0110829, 20051027-0130022, 20060317-0030953, 20061228-0160254, 20071129-0138688 and 20071226-0147287; Book 4424, Page 967; Instrument No. 20050505-0050660; Instrument No. 20051027-0130024; Instrument No. 20050415-0042176, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7310 Autumn Crossing Way, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of July, 2008.

Chris Koch

Allison Koch

STATE OF Tennessee
COUNTY OF Davidson

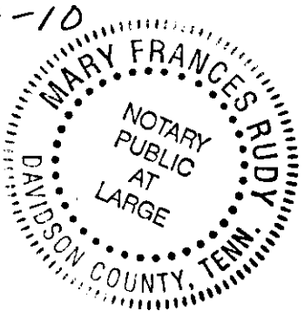
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Koch and Allison Koch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 9th day of July, 2008.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530