WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090042401 DEEDWARR
Recvd: 06/24/09 16:27 2 pgs
Fees:13.00 Taxes:1805.60
20090624-0058980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/22/10

(AFFIX SEAL)

LINDA TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Box 44

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Sterling Price Jr. and Anne Y. Price	Jean Bank + Trust	
(NAME)	(NAME)	
3710 Trimble Road	Ste C-6, 330 Mayfield Dr.	130-8-39
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, Tn 37067	
(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 S. KOEHNER AND WIFE, ELIZABETH L. KOEHNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. STERLING PRICE JR. AND WIFE, ANNE Y. PRICE,** 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 the east 120 feet of Lot No. 1 and the east part of the south 70 feet of Lot No. 2 on the Plan of Comptonwood, as of record in Book 974, page 10, Register's Office for said County, being more particularly described as:

Beginning at a point in the northerly margin of Trimble Road 187.5 feet from Estes Road and fronting 120.0 feet on Trimble Road, with a depth of 170.0 feet between parallel lines, measuring 120.0 feet on the rear.

Being the same property conveyed to Christopher S. Koehner and wife, Elizabeth L. Koehner by deed from John F. Cooney, as Executor of the Will of John J. Cooney, Jr., dated July 29, 2002, of record as Instrument No. 20020807-00950054, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record in Book 974, page 10, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3710 Trimble Road, Nashville, TN 37215

(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 24th day of June, 2009.

Christopher S. Koehner

Christopher S. Koehner

Elizabeth L. Koehner

Elizabeth L. Koehner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher S. Koehner and Elizabeth L. Koehner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2009.

Amy Adams Gowan

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010