WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 127,500.00

Nancy Emack
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 31st DAY OF July,2009

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(Affix Seal)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 103 Lee Court, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne M McKenna	Access National Mtg. Corp.	135-12B-106.00
2218 Nashboro Blvd	1900 Robert Fulton Drive Ste 350	
Nashville, TN 37217	Reston, VA 20191	
(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, ***Edwin Thomas Koehler and wife Diane Koehler***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Suzanne M McKenna*** , a single woman
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:

Property being known as 2218 Nashboro Blvd Nashville TN 37217 and being described as follows:

Land in Davidson County, Tennessee, being Lot & Unit No. 106, on the plan of "Horizontal Property Regime, Private Element Plat, Nashboro-Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which is hereby made reference for a more complete and accurate description.

Being part of the same property conveyed to NVR, INC., A Virginia Corporation, Trading As Fox Ridge Homes by special warranty deed from Vastland Nashboro Development, LLC, of record in Instrument No. 20021202-0147805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin T Koehler, married by Warranty Deed from NVR, INC dated 2/25/03 and filed for record on 3/6/03 of record in Inst. No. 200303060029589, said Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20090054377 DEEDWARR
Recvd: 08/10/09 10:55 2 pgs
Fees:13.00 Taxes:471.75
20090810-0075009

This is: Unimproved ( )
Improved (x) Property, known as 2218 Nashboro Blvd, Nashville, TN 37217
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 31st day of July, 2009.

Edwin Thomas Koehler

Edwin Thomas Koehler

Diane Koehler

Diane Koehler

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Smedon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin Thomas Koehler and wife Diane Koehler** 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 this 31st day of July, 2009.

Commission Expires: 4/8/12

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public

D.M.K.

E.T.K.