Prepared By & Return To:
Prepared by:
Lakeside Title & Escrow, LLC
833A Wren Rd.
Goodlettsville, TN
37072
11-061

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18_ day of April, 2011.

Notary Public

Commission Expiration:
2-26-13

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110024442 DEEDWARR
Recvd: 04/26/11 13:48 2 pgs
Fees:13.00 Taxes:580.90
20110426-0031902

ADDRESS OF NEW OWNER:
Lisa M. Koenig
224 Downeymeade Dr
Nashville, TN 37214

SEND TAX BILLS TO:
Lisa M. Koenig
224 Downeymeade Dr
Nashville, TN 37214

MAP-PARCEL:
085-070-047.00

WARRANTY DEED

FOR AND IN 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,

Paul Booher as Successor Trustee of the T.G. Fite Trust, dated the 6th day of October 2005, and amended and restated on the 12th day of July 2007

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa M. Koenig and husband Joel D. Koenig

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 Lot No. 216 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tenseness, said property being described as follows:

BEGINNING at a point in the northwesterly margin of Jenry Drive at the corner of Lots No. 215 and 216; thence with the lines between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade Drive; thence with the margin of the same, southeasterly 135.42 feet to the beginning of a curve, thence around said curve, southerly 38.99 feet to the margin of the same, southwesterly 95 feet to the point of beginning.

Being the same property conveyed to T. G. Fite, U/A/D October 6, 2005 of the T.G. Fite Revocable Living Trust Agreement and any successors in Trust , and any amendments thereto by deed from T.G. Fite dated October 6, 2005 and recorded on October 07, 2005 in Instrument Number 20051007-01214540. T.G. Fite became deceased on November 18, 2009, with Paul Booher being the Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **224 Downeymeade Dr, Nashville, TN 37214**

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 my hand this 18 day of April, 2011.

Paul Booher Trustee 4/18/11

Paul Booher as Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Booher as Successor Trustee of the T.G Fite Trust,,** 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 in Davidson County, Tennessee this 18 day of April, 2011.

Notary Public

Commission Expiration:

2-26-13

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY