THIS INSTRUMENT PREPARED BY & RETURN TO:
Keystone Title Inc.
264 Mallory Station Rd. St. 11
Franklin, TN 37064

Address New Owner(s)
David Koch
1628 Roundhill Drive
Nashville, TN 37211

Send Tax Bills To:
SWBC Mtg. Corp.
5055 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110054543 DEEDWARR
Recvd: 09/02/11 11:24 2 pgs
Fees:13.00 Taxes:656.75
20110902-0068265

Map & Parcel Nos.:
172-12-0B-137.00-CO

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st day of August, 2011**, by and between **Susan Berthiaume, Unmarried**, party of the first part, and **David Koch, an unmarried man**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($177,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No.395, on the Plan of Section Seven, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, pages 337-338(erroneously referred to page 388 in previous deed), of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Susan Berthiaume, unmarried, by Warranty Deed from Brent B. Tener and wife, Stacy Lyn Tener, of record in Instrument No.20060721-0088283, dated 07/14/06 and recorded 07/21/06, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s);All matters appearing of record on the Plat of record in Book No.7900 , page 337-338, Register's Office, Davidson County, Tennessee; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book No. 8069 , page 170 and Book No. 8522, page 853, said Register's Office; Charter of HOA of record in Book No. 8071, page 520, said Register's Office; By-Laws of record in Book No. 8071, page 531, said Register's Office; Water Line Easement of record in Book No. 8377, page 769, said Register's Office; Sewer Line Easement of record in Book No. 8377, page 808, said Register's Office; Easement of Enjoyment of record in Book No. 8069, page 175, said Register's Office; Quitclaim Deed to Home Owners Association for Open Space Easement of record in Book No. 9779, page 672, said Register's Office; All taxes for the year 2011 and subsequent years not yet due and payable until 10/1/11. All County taxes for the year 2010 are paid on 12/13/10, in the amount of $1,804.03; and any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office of Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is __x__improved or ____unimproved and also known as 1628 Roundhill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Susan Berthiaume

Susan Berthiaume

STATE OF TENNESSEE, COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Berthiaume, Unmarried**, 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 Notarial Seal at office this **31st day of August, 2011**.

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/7/14

Deanna Gwyn

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$177,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **31st day of August, 2011**.

Deanna Gwyn

Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/7/14

PROPERTY ADDRESS:
1628 Roundhill Drive
Nashville, TN 37211