This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2012.

Notary Public

My Commission Expires: 3-18-2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120012433 DEEDWARR
Recvd: 02/21/12 11:03 2 pgs
Fees:13.00 Taxes:688.20
20120221-0014648

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Jeffrey Angst 608 Daniel Court Nashville, TN 37221	New Owner	126-15-OA-09000CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David E. Coenen and Kimberly R. Coenen, husband and wife,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey W. Angst and Mindy R. Angst, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 109 on the plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, Page 316 & 317 and Surveyor's Certificate of Correction of record in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David E. Coenen and wife, Kimberly R. Coenen by deed from David E. Coenen and Kimberly R. Causey, dated September 2, 2005 of record in Instrument No. 20080219-0015978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2012 and subsequent years, easements and restrictions of record.

This is improved property known as: 608 Daniel Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of February, 2012.

David E. Coenen

Kimberly R. Coenen

COUNTY OF WILLIAMSON
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared David E. Coenen and Kimberly R. Coenen, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 15th day of February, 2012.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.