(7)
B0836

BILL GARRETT, Davidson County
Trans:T20120100055 DEEDWARR
Recvd: 12/31/12 14:05 2 pgs
Fees:13.00 Taxes:3922.00
20121231-0120798

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,060,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2012.

Notary Public

My commission expires: 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard W. Rodgers	SAME	
504 Lynwood Blvd.		130-3-82
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH L. KOEHNER AND CHRISTOPHER KOEHNER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD W. RODGERS AND WIFE MARY F. RODGERS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Harvey Gee, Surveyor, July 2, 1947, as follows:

Beginning at a point in the easterly margin of Lynnwood Boulevard, at the southwest corner of part of Lot 108 conveyed to N. A. Hastian and wife, by deed of record in Book 1756, Page 477, Register's Office for Davidson County, Tennessee; thence along Bastian's southerly line, easterly 251 feet, more or less, to a point in the original east line of Lot No. 108; thence along the east line of same southerly 142.37 feet, more or less, to a point at the northeast comer of a part of said lot conveyed to Leslie G. Reuther and wife, by deed from Dunn Realty Corporation et al, of record in Book 1558, Page 39, Register's Office for Davidson County, Tennessee, said point being 21.1 feet north of the corner of Lots Nos. 108 and 109; thence westerly 250.8 feet, more or less, along the northerly line of said Reuther lot to a point in the easterly margin of Lynwood Blvd. Boulevard, at Reuther's northwest corner, and being 31.7 feet more of the corner of Lots Nos. 108 and 109; thence with the margin of said Boulevard northerly 129.9 feet to the beginning.

Being the same property conveyed to Elizabeth L. Koehner and husband, Christopher Koehner by deed from David Richard Bailey and wife, Nancy Moore Bailey of record in Instrument Number 20060803-0094605, in the Register's Office for Davidson County, Tennessee, dated August 2, 20006, recorded August 3, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 504 Lynwood Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2012.

Elizabeth L Koehner by Christopher Koehner her attorney in fact

Elizabeth L. Koehner, by Christopher Koehner, her attorney in fact

Christopher Koehner

Christopher Koehner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Koehner, individually and as attorney in fact for Elizabeth L. Koehner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2012.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public