

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2013.

Notary Public

My commission expires: 7-8-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20130029364 DEEDWARR
Recvd: 04/10/13 15:24 2 pgs
Fees: 13.00 Taxes: 1665.00
20130410-0035642

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher S. Koehner **Elizabeth L. Koehner**	PEOPLE'S HOME EQUITY	112-9-C-71.00 CO
71 Concord Park	5025 MARYLAND WAY, #100	
Nashville, TN 37205	BRENTWOOD, TN 37027	

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 ACKNOWLEDGE, WE,

Elizabeth Carolyn Driver, as Executrix of the Estate of L. Rowe Driver, Probate Case. No. 12P286 in Davidson County, Tennessee and as Trustee of the Driver Family Trust under the Will of L. Rowe Driver dated August 20, 2009, and Carolyn W. Driver, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher S. Koehner and Elizabeth L. Koehner, husband and wife

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:

Land in Davidson County, Tennessee, being a certain building site identified as No. 71, as shown on the Revised Plan of Sugartree, Phase #2, as of record in Book 4860, pages 79 and 80, as amended by instruments of record in Book 5005, page 144; Book 5010, page 117; Book 5015, page 550; Book 5072, page 165; Book 5084, page 960; Book 5121, page 89; Book 5169, page 426; Book 5191 , page 412; Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County.

Being the same property conveyed to Dr. L. Rowe Driver and wife, Carolyn W. Driver, by deed from J. Terry Hunter and wife, Mary S. Hunter, of record in Book 5497, page 600, Register's Office for Davidson County, Tennessee. Dr. L. Rowe Driver and wife, Carolyn W. Driver conveyed said property by Strawman Quitclaim Deed to Russell J. McCann, Executrix for the express purpose of making a reconveyance. Russell J. McCann, Executrix, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby conveyed said property unto Dr. L Rowe Driver and Carolyn W. Driver, Tenants in Common, of record in Instrument No. 20090821-0079043, dated August 20, 2009, Register's Office for Davidson County, Tennessee. Dr. L. Rowe Driver has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any. The Plan of record in Plat Book 4860, Pages 79 & 80 and amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5191, Page 412, Book 5121, Page 89, Book 5122, Page 326 and Book 5238, Page 93, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 4857, Page 157 and amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, Book 11758, Page 466, Register's Office for DAVIDSON County, Tennessee. Charter for HOA of record in Book 5683, Page 670, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed to HOA of record in Book 5683, Page 675, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Book 3400, Page 63, Book 4005, Page 367 and Book 7061, Page 100, Register's Office for DAVIDSON County, Tennessee. Utility Easement of record in Book 5511, Page 464, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas / elements. Subject to lien for special

assessment contained in DCCR's / Master Deed. Subject to HOA dues, if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 71 Concord Park, 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 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/our hand(s) this 29th day of March, 2013.

Estate of L. Rowe Driver

Elizabeth Carolyn Driver, Executrix 3.29.13
By: Elizabeth Carolyn Driver, Executrix

The Driver Family Trust

Elizabeth Carolyn Driver, Trustee 3.29.13
By: Elizabeth Carolyn Driver, Trustee

Carolyn W. Driver, by Elizabeth Carolyn Driver Attorney in Fact. 3.29.13
Carolyn W. Driver
By: Elizabeth Carolyn Driver, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Carolyn Driver,Executrix of the Estate of L. Rowe Driver probate case No. 12P286 in the Seventh Circuit Court of Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 29th day of March, 2013.

Notary Public

My Commission Expires:_____

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Carolyn Driver** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Driver Family Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of March, 2013.

Notary Public

My Commission Expires:_____

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Carolyn Driver,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Carolyn W. Driver for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Carolyn W. Driver, and is authorized by Carolyn W. Driver to execute this instrument on his/her behalf.

Witness my hand, at office, this 29th day of March, 2013.

Notary Public

My Commission Expires:_____

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **130171JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027