WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048856 DEEDWARR
Recvd: 06/11/13 13:20 2 pgs
Fees:13.00 Taxes:410.70
20130611-0059364

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MARCH 1, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Properties, I, LLC	Taylor Properties, I, LLC	135120B10700CO
(NAME)	(NAME)	
120 Third Street	120 Third Street	
(ADDRESS)	(ADDRESS)	
Spreckles, CA 93962	Spreckles, CA 93962	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edwin Thomas Koehler, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Taylor Properties, I, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 107, on the plan of Nashboro-Fairway Pointe of record in Instrument No. 200208200100664, Register's Office for Davidson County, Tennessee, to which is hereby made reference for a more complete and accurate description.

Being the same property conveyed to Edwin Thomas Koehler, married by Deed from NVR Inc., a Virginia Corporation trading as Fox Ridge Homes, dated 02/28/2003 and filed for record on 03/06/2003 in Instrument 200303060029583, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200207100083054, Instrument 200208200100664, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11703, Page 520, as amended of record in Instrument 200003160027171, as amended of record in Instrument 200502220018813, said Register's Office.
Consent to Restrictions of record in Instrument 200103220027768, said Register's Office.
Parking Rules of record in Instrument 200911050102438, said Register's Office.
Revised Parking Rules of record in Instrument 201109230073937, said Register's Office.
Overhead Line Easement of record in Book 4815, Page 425, Book 4821, Page 109, said Register's Office.
Storm water Detention Agreement of record in Instrument 200208150098780, said Register's Office.
Charter of record in Book 11703, Page 518, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200212110152724, said Register's Office.

This property is not the primary residence of the seller.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2220 Nashboro Boulevard, Nashville, TN 37217-3878
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of May, 2013.

Edwin Thomas Koehler

Edwin Thomas Koehler

State of Tennessee
County of Wilson

Personally appeared before me Edwin Thomas Koehler, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122