THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070202** BILL GARRETT, Davidson County Trans:T20130074443 DEEDWARR Recvd: 08/28/13 11:28 2 pgs Fees:13.00 Taxes:481.00 20130828-0090771	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2013. Notary Public My Commission Expires: _____ JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Colleen A. Koch 206 Wynbrook Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142070D20600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Lee West now known as Katherine West Misagal and Andrew Misagal** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen A. Koch**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 206 of Wynbrook Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7285, Page 918, as amended in Book 7507, Page 271 and in Instrument #20070604-0066335, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof; together with said Apartment's appurtenant undivided interest in the general and limited common elements on the condominium.

Being the same property conveyed to Katherine Lee West, an unmarried woman by Warranty Deed from Kalyn Little Huckemeyer, married, recorded on the 3rd day of February, 2010 in Instrument No. 20100203-0008443, in the Register's Office of Davidson County, Tennessee.

Andrew Misagal joins in this instrument for the purpose of conveying any and all interest in said property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WYNBROOKE SUBDIVISION, as recorded in Plat Book 7900, Page(s) 177.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6519, Page 458 as amended in Book 6529, Page 560.

Terms and provisions of by-Laws of Wynbrook Condominiums Homeowners Association, attached as Exhibit "B" recorded in Book 7285, Page 918 (at Page 957).

Charter of Homeowners' Association recorded in Book 7299, Page 920.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WYNBROOK CONDOMINIUM of record in Book 7285, Page 918 , as amended by instrument(s) of record in Book 7507, Page 271 and Instrument No. 20070604-0066335; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Agreement as set forth in instrument recorded in Book 6552, Page 617.

This is improved property located at 206 Wynbrook Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2013.

Katherine West Misagal **Andrew Misagal**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katherine West Misagal and Andrew Misagal**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017