BILL GARRETT, Davidson County
Trans: T20130077427 DEEDWARR
Recvd: 09/06/13 13:37 2 pgs
Fees: 13.00 Taxes: 469.90

20130906-0094390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Andrew J. Galloway	Guaranty Trust	135110C05100CO
(NAME)	(NAME)	
157 Nashboro	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3925	Murfreesboro, TN 37129	
(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 T. Koehler and wife, Diane Koehler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew J. Galloway, an unmarried man**, 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. 208 of the Horizontal Property Regime Private Element Plat, Nashboro Village-Tract 18, Phase Two, as of record in Instrument No. 200104230039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edwin T. Koehler by Deed from Westminster Homes of Tennessee Inc., dated 11/18/2002 and filed for record on 11/20/2002 in Instrument 200211200143995, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4860, Page 72-76, Plat Book 9700, Page 968, Instrument 200104230039877, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11703, Page 581, as amended of record in Instrument 200006270063887, as amended of record in Instrument 200212110152723, as amended of record in Instrument 200701180007533, said Register's Office.
Consent to Restrictions of record in Instrument 200103220027767, Instrument 200103220027768, said Register's Office.
Anchor Easement of record in Book 5563, Page 5, said Register's Office.
Storm water Detention Agreement of record in Instrument 200103140024179, said Register's Office.
Charter of record in Book 11703, Page 579, said Register's Office.
License to Use Fitness Center and Swimming Pools of record in Instrument 200205070056329, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200212110152725, said Register's Office.

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 157 Nashboro, Nashville, TN 37217-3925
(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 our hands this 30 day of August, 2013

Edwin T. Koehler

Diane Koehler

State of Tennessee
County of ~~Wilson~~ Rutherford

Personally appeared before me Edwin T. Koehler and Diane 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 30th day of August, 2013.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

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