BILL GARRETT, Davidson County
Trans:T20130086927 DEEDWARR
Recvd: 10/08/13 10:26 2 pgs
Fees:13.00 Taxes:4440.00
20131008-0105543

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00**.

Affiant

Subscribed and sworn to before me this the 4th day of October, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jesse P. Schaudies, Jr. and Elizabeth D. Schaudies	**New Owners**	**103-16-0-115.00**
410 S Wilson Blvd.		
Nashville, TN 37205		

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 ACKNOWLEDGED, WE,

FLRH TRUST, GEOFF KOCH, TRUSTEE,

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

JESSE P. SCHAUDIES, JR. AND ELIZABETH D. SCHAUDIES, 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 being located in Davidson County, Tennessee being part of Lot 20 of Block "L" on the map of Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for said County, being Lot No. 5 and described according to a blue print of re-subdivision of said Lot No. 20, as follows:

Beginning in the center line of Wilson, formerly Bosley Avenue, at the southwest corner of Lot No. 20; thence with the southerly line of said Lot 20, eastwardly 242 feet, more or less, to the westerly line of Murray B. Davis property; thence with Davis west line northwardly 80 feet; thence westwardly 265 feet, more or less to the center line of Wilson Avenue; thence with center line of same southwardly 82 1/2 feet, more or less, to the point of beginning.

Being the same property conveyed to FLRH TRUST, LAURA TEK, TRUSTEE, by Deed from SOUTHLAND INVESTMENTS, INC., A CORPORATION, of record in Instrument No. 20070801-0091321, dated July 10, 2007, said Register's Office.

Being the same property conveyed to FLRH TRUST, GEOFF KOCH, TRUSTEE, by Deed from FLRH TRUST, LAURA TEK, TRUSTEE, of record in Instrument No. 20100216-0011587, dated February 16, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **410 S Wilson 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed

of said land in fee simple, have a good right to convey it and the same in 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 4th day of October, 2013.

FLRH Trust

By: _____, trustee
Geoff Koch, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Geoff Koch**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Geoff Koch** as such Trustee.

Witness my hand, at office, this 4th day of October, 2013.

Teresa Mason
Notary Public

My Commission Expires: 9-8-14

TERESA MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY