THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130102915 DEEDWARR
Recvd: 12/09/13 11:37 2 pgs
Fees:13.00 Taxes:1036.00
20131209-0124773

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick R. Denson, Jr.	Freedom Mortgage Corp	MAP 146-15
5126 Anchorage Drive	P O BOX 8068	PARCEL 093.00
Nashville, TN 37220	Virginia Beach, VA 23450-8068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Kurt Wayne Koehn, Successor Trustee of The Clarence R. Koehn, Jr. Revocable Living Trust u/a/d December 28, 2001**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick R. Denson, Jr. and Paige Francescon**

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 Lot No. 16 on the Plan of Haileywood Estates, Section II, of record in Plat Book 2331, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clarence R. Koehn, Jr., Trustee of Clarence R. Koehn, Jr. Revocable Living Trust, dated December 28, 2001 by Quitclaim Deed from Clarence R. Koehn, Jr. a single man, of record at Instrument No. 20050223-0019803, Register's Office for Davidson County, Tennessee, dated February 11, 2005 and recorded on February 23, 2005. Kurt Wayne Koehn is the SuccessorTrustee of the said Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5126 Anchorage Drive, Nashville, TN 37220.**

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 we do covenant with 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 hand) this the 4th day of December, 2013.

The Clarence R. Koehn, Jr. Revocable Living Trust u/a/d December 28, 2001

By: Kurt Wayne Koehn / Successor Trustee
Kurt Wayne Koehn, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kurt Wayne Koehn** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of **The Clarence R. Koehn, Jr. Revocable Living Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Kurt Wayne Koehn** as such **Successor Trustee**.

Witness my hand and seal this the 4th day of December, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public