NEW OWNER:

Keith Koch
6077 Hagars Grove Pass
Hermitage, TN 37076

SEND TAX BILLS TO:

PEOPLES HOME EQUITY
5205 Maryland Way Ste 100
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1217

Map 087 Group 01-0-A Parcel 094.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130106858 DEEDWARR
Recvd: 12/26/13 10:11 2 pgs
Fees:13.00 Taxes:469.90
20131226-0129771

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Seven Thousand and 00/100 Dollars ($127,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **IVA J. FIELDS, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KEITH KOCH, a married man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 136 on the plan of Section Two, Chesney Glen, of record in Plat Book 9700, Page 434, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Iva J. Fields, an unmarried person, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, dated September 25, 1998, and of record in Book 11131, Page 995, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3017 Glensboro Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **December, 2013**.

IVA J. FIELDS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, IVA J. FIELDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 18 day of **December, 2013**.

My commission expires: 3/28/2016

NOTARY PUBLIC

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **127,000.00** .

AFFIANT

Sworn to and subscribed to before me 19th day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 9.12.16

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY