BILL GARRETT, Davidson County
Trans:T20140009501 DEEDWARR
Recvd: 02/10/14 13:58 2 pgs
Fees:13.00 Taxes:850.63
20140210-0011635

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF T[illegible],
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***229,900.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 7th day of February, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Becca Jane Koehler 1807 Neal Terrace Nashville, Tennessee 37203	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 105-11-0 PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($***229,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Susan E. Hylen and husband, Theodore A. Smith, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Becca Jane Koehler, unmarried, and Gary Lee Koehler, married, (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:

BEING Lot No. 6 on the Plan of Plan of a Subdivision of part of Sophia M. Neal Property on Wedgewood Avenue Nashville, Tenn. of record in Plat Book 1130, Page 4, 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 Susan E. Hylen and husband, Theodore A. Smith, by Waranty Deed dated May 16, 2005, from Kathleen M. Eamon, unmarried, and Lynarra Featherly, unmarried, of record as Instrument No. 20050817-0097855 in the Register's Office for Davidson County, Tennessee, and re-recorded as Instrument No. 20050524-0058640 in the said Register's Office.

This is improved property known as 1807 Neal Terrace, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of a Subdivision of part of Sophia M. Neal Property on Wedgewood Avenue Nashville, Tenn. of record in Book 1130, page 4, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 7th day of February, 2014.

Susan E. Hylen

Susan E. Hylen

Theodore A. Smith

Theodore A. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan E. Hylen and Theodore A. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2014.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY