BILL GARRETT, Davidson County
Trans:T20140022135 DEEDWARR
Recvd: 04/02/14 12:14 2 pgs
Fees:13.00 Taxes:1881.59
20140402-0027328

WARRANTY DEED

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,538.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris J. Koch and Allison R. Koch	Farmington Mortgage, A division of Capstar Bank	118-01-0-192.00
(NAME) 1013 Gilmore Avenue	(NAME) 2002 Richard Jones Road, Suite 300A	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Frank Denver Bowers and wife, Jennifer Templeton Bowers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chris J. Koch and Allison R. Koch, 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 in Davidson County, Tennessee, being Lot No. 69 on the Plan of Re-Subdivision of Lots 69 & 70 of Montrose Place of record in Book 3500, page 1, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a monument on the easterly margin of 11th Avenue, South and extending eastwardly along an alley 55.0 feet to a monument which is the common corner of Lots 69 and 70; thence northwardly 160.0 feet along the common border of Lots 69 and 70 to a point in the southerly margin of Gilmore Avenue which is the common corner of Lots 69 and 70; thence eastwardly 30 feet along the margin of Gilmore Avenue to a monument; thence southwardly around a curve 39.27 feet to a monument in the easterly margin of 11th Avenue, south to a point of beginning.

BEING the same property conveyed to Frank Denver Bowers and wife, Jennifer Templeton Bowers by deed dated 02/25/2010 from Buckhead Properties, LLC and filed of record in Instrument # 20100301-0015252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1013 Gilmore Avenue, Nashville, TN 37204

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, has 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 our hands this 31st day of **March, 2014**

Frank Denver Bowers

Jennifer Templeton Bowers

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned authority, **Frank Denver Bowers and Jennifer Templeton Bowers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2014**

Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 8, 2014

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122