WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-VRES-14-3929

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan J. Koehler and Kathleen T. Koehler	**Same as New Owner**	
(NAME)	(NAME)	**141060C05500CO**
3929 Bridgeview Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES H. RAYBOURN, III AND SARAH L. RAYBOURN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN J. KOEHLER AND KATHLEEN T. KOEHLER, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of Final Plat Riverbridge Community Phase 1B, a Planned Unit Development of record in Plat in Instrument No. 20030709-0094605, 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 James H. Raybourn, III and spouse, Sarah L. Raybourn by deed from Lawrence Black and spouse, Sherri Stockstill Black of record in Instrument No. 20090518-0045616 Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on May 18, 2009.

Being also known as 3929 Bridgeview Lane Nashville, TN 37221.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20030709-0094605, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20020709-0082561, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396, supplemented in Instrument No. 20030806-0111893 and Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Common Areas of record in Instrument Number 20030806-0111892, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Chattanooga and St. Louis Railway of record in Book 298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3929 Bridgeview Lane, Nashville, Tennessee 37221**.

BILL GARRETT, Davidson County
Trans:T20140043098 DEEDWARR
Recvd: 06/18/14 11:18 2 pgs
Fees:13.00 Taxes:814.00
20140618-0053110

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to, the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF JUNE, 2014.

James H. Raybourn, III

Sarah L. Raybourn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. RAYBOURN, III AND SARAH L. RAYBOURN, the within named bargainor, 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 the 12th of June, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212