RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140044811 DEEDQC
Recvd: 06/24/14 15:07 2 pgs
Fees:12.00 Taxes:0.00
20140624-0055195

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **Lee Koehler**
1015B West Grove
Nashville, TN 37203

Send Tax Bills to: **Franklin American Mortgage Co.**
6053 South Fashion Square
Suite 200
Murray, UT 84107

MAP AND PARCEL: **103-09-0-B**
002.00CO

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of STEPHANIE MONTSERRAT KOEHLER V. LEE DAVID KOEHLER, Docket No. 11D-1338, in the Eighth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, STEPHANIE MONSERRAT KOEHLER, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto LEE DAVID KOEHLER, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 of the West Grove Townhomes, a Horizontal Property Regime, created under Title 66. Section 27.101 et seq. as amended I Tennessee Cod Annotated, and as established by Master Deed and By Laow of record in Inst. No. 200070324-0062337. Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as forth in said Deed. Reference is hereby made to the plat of the West Grove Townhomes as shown on Exhibit "A" in the Master Deed, of record as aforementioned, said Register's Office, for a more complete Identification and description of said unit.

This the same description as in the previous deed of record

Being part of the same property conveyed to Lee Koehler and wife, Stephanie Koehler, and Gary Koehler, and wife Yvonne Koehler, by Warranty Deed dated June 1, 2007 of record in Instrument No. 20070608-0068935, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restrictions, provisions and easements of record as set for the in previous deed of record.

This is improved property, known as 1015B West Grove Nashville, TN 37203.

IN TESTIMONY WHEREOF I have executed this instrument this the 4th day of August, 2011.

STEPHANIE KOEHLER
(aka Stephanie Monserrat Koehler)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named STEPHANIE KOEHLER, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 4th day of August, 2011.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on January 9, 2012.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.