THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20140044811 DEEDQC
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20140624-0055196

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 16 day of June, 2014.

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires:
8. 21. 17

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Lee Moneta-Koehler 1015 B West Grove Avenue Nashville, Tennessee 37203	SAME	MAP 105-09-0 B PARCEL 002.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, Lee Moneta-Koehler (fka Lee Koehler), hereby quitclaim and convey to Lee Moneta-Koehler and Liane Moneta-Koehler, husband and wife, their successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of West Grove Townhomes, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West Grove Townhomes of record as Instrument No. 20070524-0062237, in the Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

BEING 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, from Exodus Industries Inc., a Tennessee Corporation, of record as Instrument No. 20070608-0068935 in the Register's Office for Davidson County, Tennessee; the said Lee Koehler and Stephanie Koehler having since divorced and the said Stephanie Koehler having since conveyed her interest in subject property to Lee David Koehler by Quitclaim Deed dated August 4, 2011, of record as Instrument No. 20140624-0055195 in the said Register's Office; the said Lee David Koehler having since married and is now

known as Lee Moneta-Koehler. Lee Koehler, Lee David Koehler and Lee Moneta-Koehler being one and the same person.

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

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 16 day of June, 2014.

Lee Moneta-Koehler
(aka Lee David Koehler and Lee Koehler)

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 Lee Moneta-Koehler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of June, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY