WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064131 DEEDWARR
Recvd: 08/28/14 15:50 2 pgs
Fees:13.00 Taxes:732.23
20140828-0078907

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE A. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 5, 2015

BOX 424

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber E. King	Pilgrim Mortgage, LLC	093110C00200co
(NAME)	(NAME)	
117 Lea Avenue	16635 Huebner Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Antonio, TX 78248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin J. Koeper and Sharon Koeper, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amber E. King**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 2, as shown on the plan of Rutledge House Condominiums of record in Book 6200, page 318, as revised in Book 11700, page 26, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 11687, Page 739, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kevin J. Koeper and Sharon Koeper, husband and wife by Warranty Deed dated 12/20/2004 from Kurt L. Wallach and Marilyn G. Wallach, as Trustees of the Amendment and Restatement of the Kurt L. Walklach Living Trust dated December 3, 1996 and Marilyn G. Wallach and Kurt L. Wallach, as Trustees of the Amendment and Restatement of the Marilyn G. Wallach Living Trust dated December 3, 1996, as tenants in common, as of record in Instrument 200412280153238, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Book 6200, Page 318, Book 11700, Page 26; Master Deed and By-Laws filed for record in Book 11687, Page 739; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6807, Page 851, and Deed of Conveyance of record in Book 6974, Page 969, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 117 Lea Avenue, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 27th day of August, 2014.

Kevin J. Koeper

Sharon Koeper

State of Tennessee
County of Wilson

Personally appeared before me Kevin J. Koeper and Sharon Koeper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of August, 2014.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY