Davidson County	DEEDWARR
Recvd: 11/25/14 13:42	2 pgs
Fees:13.00 Taxes:1437.27	
20141125-0108757	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alton F. Morgan and Loretta C. Morgan, husband and wife	New Owner	160-11-0A-018.00
(NAME)	(NAME)	
5560 Hearthstone Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Eight Thousand Four Hundred Fifty And No/100 Dollars ($388,450.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Bryon Koch, Trustee of the Kenneth Bryon Koch Revocable Living Trust dated May 16, 2011**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Alton F. Morgan and Loretta C. Morgan, 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:

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

Lot 18, Phase I, II, III AND IV, Hemmingwood, as shown on plat of record in Plat Book 6900 Pages 6, 7, and 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth B. Koch by Warranty Deed from Wilson C. Doyle and Linda G. Doyle, husband and wife dated March 31, 2005 and recorded April 4, 2005 in Instrument No. 20050404-0036098 in the said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kenneth Bryon Koch, Trustee, Kenneth Bryon Koch Revocable Living Trust Agreement dated May 16th, 2011 by Quitclaim Deed from Kenneth B. Koch, unmarried dated May 16, 2011 and recorded May 23, 2011 in Instrument No. 20110523-0039161 in the said Register's Office.

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.

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unimproved ☐
This is improved ☒ property, known as 5560 Hearthstone Lane, Brentwood, TN 37027

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 17th day of November, 2014.

Kenneth Bryon Koch, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kenneth Bryon Koch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustee of the Kenneth Bryon Koch Revocable Living Trust dated May 16, 2011,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2014.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

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