THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150000098 DEEDWARR
Recvd: 01/02/15 09:57 2 pgs
Fees:13.00 Taxes:440.30
20150102-0000154

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Lidia Torres 721 Hamblen Drive Madison, TN 37115	Same	Map 33-11 Parcel 38 11D 30990

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARMAINE KOCH, a single person, by and through her Power of Attorney, JERRY M. KOCH, Attorney in Fact,** has this day bargained and sold, and does hereby transfer and convey unto the said **LIDIA TORRES,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 202, as shown on the map entitled Section Three, Primrose Acres, of record in Plat Book 2900, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARMIANE KOCH, by deed from REBECCA G. KIZER and WILLIAM M. KIZER, of record in Book 6675, page 683, dated October 3, 1985, said Register's Office. Charmiane Koch and Charmaine Koch are one and the same person.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $119,000.00.
Subscribed and sworn to before me,
this 18th of December, 2014.
My Commission Expires: _____

Affiant

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

This is improved property known as 721 Hamblen Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have

a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 18 day of December, 2014.

Charmaine Koch by POA

CHARMAINE KOCH BY POWER OF ATTORNEY, INFACT ATTORNEY; JERRY M. KOCH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of December, 2014, before me personally appeared **JERRY M. KOCH**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **CHARMAINE KOCH**, and who acknowledged that he executed the same as the free act and deed of **CHARMAINE KOCH**.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY