STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF March, 2015.

NOTARY PUBLIC

My Commission expires: 8/25/18

LEWIS BRONER McCOY III STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15010031

Address of New Owner
Erin E. Greer
5968 Hitching Post Lane
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
172-14-A-021.00

BILL GARRETT, Davidson County
Trans:T20150018426 DEEDWARR
Recvd: 03/13/15 11:23 2 pgs
Fees:13.00 Taxes:1221.00
20150313-0021761

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael Koenig and Patricia Koenig, husband and wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Erin E. Greer,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 6th Civil District of Davidson County, Tennessee, being Lot No. 116, as shown on the map entitled Wexford Downs, Section One, of record Plat Book 9700, Pages 308 and 309, 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 Michael Koenig and Patricia Koenig, husband and wife as tenants by the entirety, by Special Warranty Deed from U. S. Bank, N.A., dated 03/30/07 and recorded on 04/02/07 in Instrument No. 20070402-0038996, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5968 Hitching Post Lane, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 9700, Pages 308 and 309, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 10292, Page 51, as amended in Instrument Number 200008100079498, said Register's Office.
4. Storm Detention Agreement of record in Book 10357, Page 925, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Michael Koenig and Patricia Koenig** has/have caused this instrument to be executed, this the 12 day of March, 2015.

Michael A Koenig

Michael Koenig

Patricia Koenig

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Michael Koenig and Patricia Koenig,** 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 within instrument for the purposes therein contained.

This the 12 day of March, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY