FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 15, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150038916 DEEDWARR
Recvd: 05/19/15 14:13 2 pgs
Fees: 13.00 Taxes: 921.30
20150519-0046191

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0215**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Koch and Julia Koch	**Movement Mortgage, LLC**	**113 00 0 214.00**
(NAME) **8019 Old Charlotte Pike**	(NAME) **841 Seahawk Circle**	
(ADDRESS) **Nashville,TN 37209**	(ADDRESS) **Virgina Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael McKeon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia Koch and Pames P. Koch, wife and husband,** 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 tract of Land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the southerly margin of Old Charlotte Pike and being more particularly described according to a survey prepared by James Terry & Associates, dated March 22, 2006, Job Number 2006 017 and proceeding as follows:

Beginning at a point in the centerline of Old Charlotte Pike at the northeasterly property corner of a tract of land conveyed to Luke Keown as of record in Instrument No. 20010806-0084010, Register's Office for Davidson County, Tennessee, thence with the centerline of Old Charlotte Pike north 80 degrees 16 minutes 37 seconds east, 175.25 feet to a point; thence South 71 degrees 45 minutes 36 seconds east, 99.29 feet to a point; thence South 41 degrees 05 minutes 26 seconds east, 223.28 feet to a point; thence leaving said centerline and with a new severance line through which this tract is a part of, north 80 degrees 32 minutes 36 seconds west, 179.80 feet to an iron rod (new); thence South 51 degrees 40 minutes 26 seconds west, 236.75 feet to an iron rod (new); thence South 00 degrees 33 minutes 17 seconds east, 68.54 feet to an iron rod (new); thence South 89 degrees 26 minutes 43 seconds west, 40.00 feet to a break in the fence line in the easterly property line of the aforementioned Luke Keown property; thence with the easterly property line of said Keown, and generally with the fence, north 00 degrees 33 minutes 17 seconds west, 158.28 feet to a break in the fence line; thence North 02 degrees 02 minutes 30 seconds west, passing through a large painted post at 190.54 feet, for a total distance of 216.52 feet to the point of beginning and containing 80,000.00 square feet or 1.836 acres more or less as calculated by the above courses and distances.

The above described tract is subject to the current right of way of Old Charlotte Pike as shown hereon.

Being the same property conveyed to Michael McKeon by Quitclaim Deed from Tressa McKeon pursuant to a Final Decree of Divorce of the Fourth Circuit Court for Davidson County, Tennessee, bearing Docket No. 14D-1870, recorded April 9, 2015 in Instrument Number 20150409-0031346, Register's Office for Davidson County, Tennessee; and further conveyed to Mike McKeon and wife, Tressa McKeon by Quit Claim Deed from Frank McKeon and wife, Kathleen M. McKeon recorded September 6, 2006 in

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151309

Instrument Number 20060906-0109899, Register's Office for Davidson County, Tennessee; and further conveyed to Frank McKeon and wife, Kathleen M. McKeon by Warranty Deed from James A. Wood and wife, Doris F. Wood recorded November 28, 1994 in Book 9529, Page 115, (incorrectly referenced as page 118), Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8019 Old Charlotte Pike, Nashville, TN 37209**
(House Number) (Street) (City, State) (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 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, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **May, 2015**.

Michael McKeon

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael McKeon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **May, 2015**.

NOTARY PUBLIC

JANIS ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4-30-19