Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150056774 DEEDWARR
Recvd: 07/14/15 08:44 2 pgs
Fees: 13.00 Taxes: 832.50
20150714-0068251

G-CRYE-15-848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Chapman, Trustee c/o Lizzie Hager	New Owner	
(NAME) 30 Music Square West Suite 105	(NAME)	118 01 0B 00100CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARK E. KOENEMAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM T. CHAPMAN, TRUSTEE OF THE KIRWOOD AVENUE TRUST ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of Kirkwood Glen as shown in Declaration of Covenants of record in Instrument No. 20050923-0114370, as amended in Instrument No. 20051014-0124168 and Instrument 20110316-0020783, Scrivener's Affidavit of record in Instrument No. 20110701-0050785 (shown incorrectly in current deed as Instrument No. 20051004-0119321), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark E. Koeneman, an unmarried man by warranty deed from Lauren Kirkland of record in Instrument No. 20061019-0129667 Register's Office for Davidson County, Tennessee, dated 10/06/2006 and recorded on 10/19/2006.

Lindsey Koeneman joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 143, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20050923-0114369 and Instrument No. 20050923-0114370, as amended in Instrument No. 20051004-0119321, Instrument No. 20051014-0124168, Instrument No. 20110316-0020783, and Scrivener's Affidavit in Instrument No. 20110701-0050785, Register's Office for Davidson County, Tennessee.
- Charter of Kirkwood Glen Homeowner's Association of record in Instrument No. 20050929-0117148.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **848 A Kirkwood Ave , Nashville, Tennessee 37204**.

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), their heirs and 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), 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 my/our hand(s) this the 10th DAY OF JULY, 2015.

Mark E. Koeneman by Ryan Lux, attorney in fact
Mark E. Koeneman by Ryan Lux,
Attorney in Fact

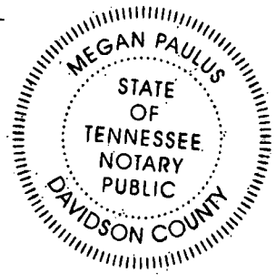
Lindsey Koeneman by Ryan Lux, attorney in fact
Lindsey Koeneman by Ryan Lux,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Lux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARK E. KOENEMAN AND LINDSEY KOENEMAN, and who acknowledged he executed the same as the free act and deed of the said MARK E. KOENEMAN AND LINDSEY KOENEMAN.

Witness my hand and official seal, this the 10th of July, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212