THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095306** BILL GARRETT, Davidson County Trans:T20150083116 DEEDWARR Recvd: 09/30/15 10:52 2 pgs Fees:13.00 Taxes:1552.89 20150930-0099243	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,700.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2015. Notary Public My Commission Expires: 7/8/19 KAREN B. HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kathryn S Davis and Heidi Groff 916 Fireside Court Brentwood TN 37027-4327	Send Tax Bills To: Farmington Mortgage 2002 Richard Jones Rd., Ste. 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 160-16-0-003.00

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 of which is hereby acknowledged, **Donald Koch and wife, Leslie Koch.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathryn S Davis, an unmarried woman and Heidi Groff, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Phase 3, Hearthstone of record in Plat Book 5200, Page 509, 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 Donald Koch and wife, Leslie Koch by Warranty deed from Patricia Langley London and husband , Glenn C. London of record in Book 10765, page 239, Register's Office for Davidson County, Tennessee, dated November 08, 1996 and recorded on January 22, 1998.

The execution of this instrument is effected by the signature of James Alexander as Attorney in fact for Donald Koch, which Power or Attorney is recorded in Instrument No. 20150930-0099242, and also by the signature of James Alexander as Attorney in fact for Leslie Koch, which Power of Attorney is recorded in Instrument No. 20150930-0099241, both is said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 509, as amended in Book 6060, Page 719, Register's Office for Davidson County, Tennessee.

Restrictions and Covenants of record in Book 5409, Page 485, Book 6140, Page 75 and Book 11331, Page 828, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7053, Page 982, as amended in Book 9945, Page 958, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7054, Page 19, in the Register's Office for Davidson County, Tennessee.

Charter of Hearthstone Common Facilities Association, Inc. of record in Book 6995, Page 646, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government for water main of record in Book 5715, Page 217, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 916 Fireside Court Brentwood TN 37027-4327

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2015.

Donald Koch by James Alexander as Attorney-in-fact

Leslie Koch by James Alexander as 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, **James Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Donald Koch and Leslie Koch,** of the makers or a constituent of the makers and is authorized by the makers or by their constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 29th day of September, 2015.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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