Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150087976 DEEDWARR
Recvd: 10/15/15 13:52 3 pgs
Fees:18.00 Taxes:2497.50
20151015-0104984

39-B
File #15-1380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George E. Koehler, Trustee of the George E. Koehler Revocable Living Trust Agreement dated March 19, 2003,** a one-half (1/2) undivided interest as Tenant in Common and **Marjorie R. Koehler, Trustee of the Marjorie R. Koehler Revocable Living Trust Agreement dated March 19, 2003,** a one-half (1/2) undivided interest as Tenant in Common, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Chastain and husband Steve Chastain,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 13 on the Plan of Bellebrook, as of record in plat Book 5200, page 442, amended in Book 5982, page 32, corrected in Book 6087, page 957 and in Book 6941, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No 13 fronts 32.71 feet on the southwesterly margin of Belle Brook Circle and extends back 96.97 feet on the northerly line and 176.06 feet on the broken southeasterly line to a dead line in the rear, measuring 126.83 feet thereon.

Being the same property conveyed to George E. Koehler, Trustee of the George E. Koehler Revocable Living Trust Agreement dated March 19, 2003, a one-half (1/2) undivided interest as Tenanst in common and to Marjorie R. Koehler, Trustee of the Marjorie R. Koehler Revocable Living Agreement dated March 19, 2003, a one-half (1/2) undivided interest by Warranty Deed from George E. Koehler and wife, Marjorie R. Koehler, dated March 19, 2003, of record as Instrument No. 20030325-0039319 and by Warranty Deed dated October 30, 1998 recorded in Book 11426, page 66, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The undersigned Grantors, both individually, and as Trustees of the referenced Revocable Living Trust Agreements, dated March 19, 2003, ("Trusts"), state that the following is a certified summary of the provisions contained in said Trust and is intended to serve as evidence of the existence and validity of the above referenced Trusts.

The above referenced Trusts are currently in existence by certain Trust Agreements executed on March 19, 2003. The currently acting Trustees are the undersigned. The referenced Trusts grant to the currently serving Trustees the power and authority to sell and convey real property without the joinder of any beneficiary.

The Trust is revocable, and the parties having the power to revoke are the named beneficiaries. The Trusts designate the herein named Trustees, and any third party may rely on the authority of any Trustee without proof or documentation that such named Trustee has the position and authority of Trustee set out in said Trusts.

The Trusts have not revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

This is improved property, known as: 113 Bellebrook Circle, Nashville, TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of October, 2015.

X George E Koehler TTEE
George E. Koehler, Trustee

Marjorie R. Koehler TTEE
Marjorie R. Koehler, Trustee

X George E Koehler
George E. Koehler, Individually

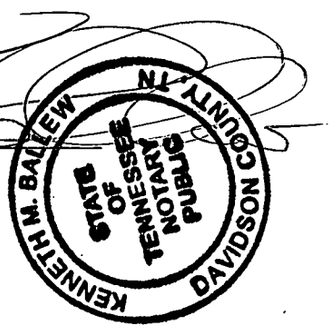
Marjorie R. Koehler
Marjorie R. Koehler, Individually

State of Tennessee)
County of Davidson)

On this 7th day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named George E. Koehler, Trustee for the George E. Koehler Revocable Living Trust and George E. Koehler, Individually, and Marjorie R. Koehler, Trustee for the Marjorie R. Koehler Revocable Living Trust and Marjorie R. Koehler, Individually, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17



State of Tennessee)
County of Davidson)

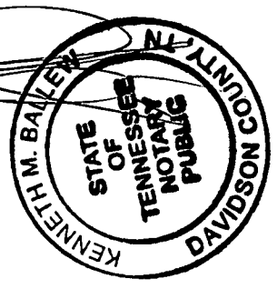
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 675,000.00.**

X Marjorie R. Koehler
Affiant

Sworn and subscribed before me on this the 7th day of October, 2015.

Notary Public

My Commission Expires: 5-8-17



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nancy Chastain 113 Bellebrook Circle Nashville, TN 37205	New Owner	130-5-A-13.00