WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035490 DEEDWARR
Recvd: 04/27/17 09:58 2 pgs
Fees:13.00 Taxes:802.90
20170427-0041317

O-BR-17-1427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Dennis Koehler and Susan Koehler	**New Owner**	
(NAME)	(NAME)	**188-10-0A-105.00CO**
3060 Tenabo Avenue		
(ADDRESS)	(ADDRESS)	
Columbus, OH 43231		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA LYNETTE CHANDLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNIS KOEHLER AND WIFE, SUSAN KOEHLER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 105, CAROTHERS CROSSING, PHASE 2, SECTION 2, LOTS 62-123, as shown on plat of record in Instrument No. 20070807-0093935, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anna Lynette Chandler, unmarried, by Warranty Deed from Franklin Synergy Bank, recorded March 2, 2015 in Instrument No. 20150302-0017583, Register's Office for Davidson County, Tennessee.

NOTE: JOSEPH SCOTT MCCAULEY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAROTHERS CROSSING, PHASE 2, SECTION 2, LOTS 62-123, as recorded in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee;
- Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20070627-0076581, 20070627-0076582, 20070821-0099817, 20070821-0099818, 20080515-0049892 and 20080515-0049893, Register's Office for Davidson County, Tennessee;
- Charter of Homeowners Association recorded at Instrument No. 20070307-0027908;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070711-0082648;
- Easement and Agreement recorded at Instrument No. 20070123-0009057;
- Stormwater Detention Agreement recorded at Instrument No. 20070702-0078659;
- Subject to rights of others in and to the common areas and/or elements;
- Properties taxes for 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1427 Winding Creek Drive, Nolensville, Tennessee 37135**.

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 24th DAY OF APRIL, 2017.

Anna Lynette Chandler

Anna Lynette Chandler

Joseph Scott McCauley

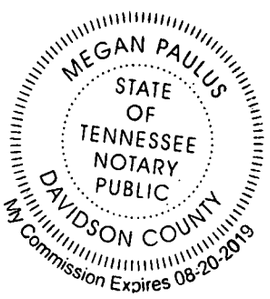
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA LYNETTE CHANDLER AND JOSEPH SCOTT MCCAULEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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