Bill Garrett Davidson County
Batch# 66895 DEEDWARR
03/09/2018 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20180309-0022353

34066

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34066-01-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Timothy A. Koetters Affiant Subscribed and sworn to before me this 5th day of March, 2018. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2018

WARRANTY DEED

Address New Owner: Timothy Koetters, Catherine Koetters 0 Ellesmere Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129 10 0 044 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, **West Meade Properties, LP, a Tennessee limited partnership, and John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Anton Koetters and Catherine P. Koetters,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Ellesmere Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of March, 2018.

West Meade Properties, LP, a Tennessee limited partnership

BY: _____, General Partner
John M. Gillum, General Partner

_____, Trustee
John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the General Partner of West Meade Properties, LP, a Tennessee limited partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who, upon oath acknowledged that he is the Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of West Meade Park, Section 3, as of record in Book 3300, Page 23, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Ellesmere Road at the Northwesterly corner of Lot No. 55; thence with the line between Lots Nos. 55 and 67 South 60° 22' West 568 feet to a point; thence North 39° 13' West 375.7 feet; thence North 72° 28' West 69.5 feet; thence North 47° 39' East 374.1 feet to the corner of Lots Nos. 66 and 67; thence with the line between said Lots Nos. 66 and 67, South 66° 09' East 578.6 feet to the Westerly margin of Ellesmere Road; thence with same Southwardly 50 feet to the point of beginning.

Being a portion of the same property conveyed to West Meade Properties, LP, a Tennessee limited partnership by Quitclaim Deed from Valere Potter Menefee, recorded on the 13th day of November, 2009 in Instrument No. 20091113-0104921, in the Register's Office of Davidson County, Tennessee. By Assignments of Limited Partnership Interest in West Meade Properties, LP, dated December 22, 2009, January 1, 2010, January 13, 2011, March 21, 2012, January 1, 2013 and January 17, 2014, executed by Valere Potter Menefee as Limited Partner and Assignor and by acceptance of such Limited Partnership Interests by John M. Gillum as Trustee of the Menefee West Meade 2009 Irrevocable Trust on December 30, 2009, January 8, 2010, February 4, 2011, March 26, 2012, January 1, 2013 and February 8, 2014, respectively, Assignor's 99% interest in the West Meade Properties, LP was transferred to John M. Gillum, as Trustee of The Menefee West Meade 2009 Irrevocable Trust.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 129 10 0 044 00.
2. Restrictive covenants contained in an instrument of record in Book 3102, page 381, made applicable in Book 3284, page 83, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, page 23, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

