WARRANTY DEED

Bill Garrett Davidson County
Batch# 75980 DEEDWARR
04/03/2018 02:25:00 PM 2 pgs
Fees: $13.00 Taxes: $1,145.15

20180403-0031241

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

O-VRES-18-1014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

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)
Jacques Anton Wiese, II	Bank of America	
(NAME)	(NAME)	**094-01-0-150.00**
1014 Lenore St.	PO Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas TX 75265	
(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, **STEPHANIE KOEHLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUES ANTON WIESE, II,** 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 No. 11 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, 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 Stephanie Koehler, unmarried by Warranty deed from Robert Swift and Angela Swift, husband and wife of record in Instrument No. 20140225-0015949 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 25, 2014.

NOTE: JEB BISHOP JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1014 Lenore St., Nashville, Tennessee 37206**.

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 28 DAY OF MARCH, 2018.

Stephanie Koehler

Jeb Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE KOEHLER and JEB BISHOP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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