Bill Garrett Davidson County
Batch# 107488 DEEDWARR
M 06/22/2018 12:02:46 PM 3 pgs
1804 W Fees: $18.00 Taxes: $2,867.50
Bre
20180622-0060432

WARRANTY DEED

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

MST 2018-0698

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Brett Altman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2018

Elizabeth Harland Willis
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Koscher, Jr. and Lynn A Koscher	New Owner	117-03-0-067.00
(NAME)	(NAME)	
2126 Sharondale Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shirley K. McGrew and , as equal tenants in common with Robert Anne Turner Legan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Koscher, Jr. and Lynn A. Koscher, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 25th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Sharondale Drive, west of Hillsboro Pike, said land being part of Lot 5, Plan of Sharondale recorded in Book 332, page 119, described according to a boundary survey dated 7/14/09 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN R.L.S. # 1838) as follows:

Beginning at an iron rod (old) on the Northerly margin of Sharondale Drive, said rod being the Southeast corner of Lot 5, Sharondale Drive Subdivision (Book 6050, Page 185 R.O.D.C., TN.) owned by Robert F. Kincaid (Book 1157, Page 664 R.O.D.C., TN.); thence leaving said Sharondale Drive with said Kincaid North 36 degrees 55' 10" H, passing the Southeast corner of Lot 5 of said Sharondale Drive Subdivision owned by said Kincaid for a total distance of 425.73 fee to an iron rod (old) at the Northeast corner of Lot 5 of said Sharondale Drive Subdivision in the Southerly R.O.W. of Interstate Highway 440; thence with said Southerly R.O.W. S 73 degrees 32T5" East 76.80 feet to a point in a utility pole at the Northwest corner of Sharonwood Condominium (Book 6200, Page 561 R.O.D.C., TN.); leaving said Southerly R.O.W. with said Sharonwood Condominium South 28 degrees 25' 26" West, passing the Northwest corner of Lot 3, Sharonwood (Book 6200, Page 497 R.O.D.C., TN.) owned by Bill R. & Emeldia C. Sawyer for a total distance of 458.30 feet to an iron rod (new) on the Northerly margin of said Sharondale Drive; thence with said Northerly margin North 52 degrees 47' 36" West 139.66 feet to the point of beginning containing 46944.94 Sq. Ft. or 1.08 acres more or less.

Being a portion of the same property conveyed to Shirley K. Mcgrew and Robert Anne Turner Legan, as equal tenants in common by Warranty deed from Julian D. Smith and Linda Pippen, Co-Executors of the Estate of Robert Smith of record in Instrument No. 20090810-0075002 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 10, 2009.

Being the same property conveyed to Shirley K. Mcgrew and Robert Anne Turner Legan, as equal tenants in common by Quitclaim deed from Julian D. Smith and Linda Pippen, Co-Executors of the Estate of Robert Smith of record in Instrument No. 20090810-0075003 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 10, 2009

This property is not now, nor has it even been the Grantor's primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee. Easements set out in the Warranty Deed to the State of Tennessee, Department of Transportation of record in Book 4795, Page 446, in the Register's Office for Davidson County, Tennessee. Possible right of Tennessee Central Railroad to increase its right-of-way to the full extent of its charter.

This property, known as 2126 Sharondale Dr, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th DAY OF June, 2018.

Shirley K. McGrew

Sarah Legan for Robert Anne Turner Legan her attorney in fact

Robert Anne Turner Legan by Sarah Eve Legan, her attorney in fact

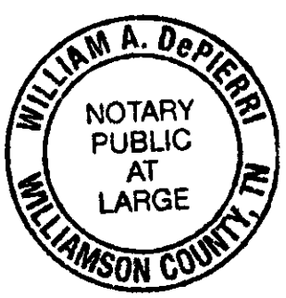
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley K. McGrew**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public

My Commission Expires: April 13, 2019



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sarah Eve Legan,** Attorney-in-Fact for Robert Anne Turner Legan, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Robert Anne Turner Legan, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in the Register's Office.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public

My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020