Karen Johnson Davidson County
Batch# 191739 DEEDWARR
02/05/2019 10:02:00 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20190205-0010838

WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

O-BR-18-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-03-23
(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)
Rhythm Homes & Development, LLC	new owner	
(NAME)	(NAME)	**043-11-0-061.00-CO**
355 Hazel Avenue		
(ADDRESS)	(ADDRESS)	
Webster Groves, MO 63119		
(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, **CRAIG JOHN KOCH AND LOUANNE BAKICH KOCH, TRUSTEES OF THE LOUANNE BAKICH KOCH REVOCABLE TRUST DATED JUNE 12, 1992**
, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES & DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 10 on the Plan of Archwood Acres Section Two of record in Plat Book 2331, Page 12, 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 Craig John Koch and Louanne Bakick Koch, Trustees of The Louanne Bakick Koch Revocable Trust dated June 12, 1992 by Warranty deed from Linda Griffin Hayes a/k/a Linda Griffin of record in Instrument No. 20070907-0107483 Register's Office for Davidson County, Tennessee, dated September 06, 2007 and recorded on September 07, 2007.

This conveyance is subject to:
- Taxes for the year 2019, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 12, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2344, Page 557, in the Register's Office for Davidson County, Tennessee;
- Easement(s) of record in Book 5196, Page 790 in the aforesaid Register's Office;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **217 Myatt Dr., Madison, Tennessee 37115**.

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 31st DAY OF JANUARY, 2019.

Louanne Bakich Koch Revocable Trust dated June 12, 1992

BY: Craig John Koch, Trustee
Craig John Koch
Trustee

BY: Louanne Bakich Koch, Trustee
Louanne Bakich Koch
Trustee

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG JOHN KOCH, TRUSTEE of LOUANNE BAKICH KOCH REVOCABLE TRUST DATED JUNE 12, 1992, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: 8/7/2022
(SEAL)

OFFICIAL STAMP
SHANNON MAY BURGESS
NOTARY PUBLIC-OREGON
COMMISSION NO. 977638
MY COMMISSION EXPIRES AUGUST 07, 2022

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUANNE BAKICH KOCH, TRUSTEE of LOUANNE BAKICH KOCH REVOCABLE TRUST DATED JUNE 12, 1992, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: 8/7/2022
(SEAL)

OFFICIAL STAMP
SHANNON MAY BURGESS
NOTARY PUBLIC-OREGON
COMMISSION NO. 977638
MY COMMISSION EXPIRES AUGUST 07, 2022

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