Box 14

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25904	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2019. Notary Public MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 235576 DEEDWARR
05/29/2019 08:53:28 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63
20190529-0050456

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Hannon	CapStar Bank, a Tennessee Chartered Bank	MAP
1015 B West Grove Ave	2002 Richard Jones Rd Ste 300A	PARCEL 105-09-0B-002.00-CO
Nashville, TN 37203	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, **Lee Moneta-Koehler and wife, Liane Moneta-Koehler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny Hannon, a single woman and Jennifer Hannon, a single woman**

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 in Davidson County, Tennessee, being Unit No. 2 of West Grove Townhomes, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West Grove Townhomes of record as Instrument No. 20070524-0062237, Scrivener's Affidavit recorded in Instrument No. 20190523-0049103, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and al sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed in Instrument No. 20070524-0062237, Scrivener's Affidavit recorded in Instrument No. 20190523-0049103; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Lee Koehler and wife, Stephanie Koehler and Gary Koehler and wife, Yvonne Koehler by deed from Exodus Industries Inc. a Tennessee Corporation of record in Instrument No. 20070608-0068935 Register's Office for Davidson County, Tennessee, dated June 1, 2007 and recorded on June 8, 2007.

Being the same property conveyed to Lee David Koehler by Quitclaim deed from Stephanie Monserrat Koehler of record in Instrument No. 20140624-0055195 Register's Office for Davidson County, Tennessee, dated August 04, 2011 and recorded on June 24, 2014.

Being the same property conveyed to Lee Moneta-Koehler and Liane Moneta-Koehler, husband and wife by Quitclaim deed from Lee Moneta-Koehler (fka Lee Koehler) of record in Instrument No. 20140624-0055196 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 24, 2014.

Being the same property conveyed to Lee Moneta-Koehler and wife Liane Moneta-Koehler by Quitclaim deed from Gary Koehler and wife, Yvonne Koehler of record in Instrument No. 20190326-0027050 Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 26, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1015 B West Grove Ave, Nashville, TN 37203.**

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 our hand(s) this the 28th day of May, 2019.

Lee Moneta-Koehler

Liane Moneta-Koehler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lee Moneta-Koehler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Liane Moneta-Koehler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON