THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721760** Karen Johnson Davidson County Batch# 275074 DEEDWARR 08/22/2019 10:03:42 AM 2 pgs Fees: $13.00 Taxes: $2,183.00 20190822-0084456	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2019. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Christopher O. Kohler and Enashea B. Kohler 1229 Jefferson Davis Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-14-0-048.00

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, **Robert F. Kohler, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher O. Kohler and Enashea B. Kohler, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the plan of Tyne Valley Estate, Section 13 of record in Book 4060, Page 156, Register's Office for said County.

Said Lot No. 198 which is a corner lot, fronts 231.02 feet on the Southwesterly margin of Jefferson Davis Court and fronts 157.53 feet on the Northwesterly margin of the HIS Development Co., Inc. property that fronts the Northwesterly margin of Jefferson Davis Drive and extends back 301.43 feet on the northwesterly line and 222.78 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Robert F. Kohler and spouse, Judith B. Kohler by Warranty Deed from Robert T. Bruce and spouse, Lisa B. Bruce, recorded on the 16th day of July, 1993 in Deed Book 9016, Page 421, in the Register's Office of Davidson County, Tennessee.

Judith B. Kohler having died on September 29, 2017 in Davidson County, Tennessee leaving the property to Robert F. Kohler as surviving tenant by entirety. Robert F. Kohler, now remarried, has never lived in the subject property as his marital residence with Jean Kohler.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATE, SECTION 13, as recorded in Plat Book 4060, Page(s) 156.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4317, Page 460.

Easement for Installation and Maintenance for Underground Water Line, recorded in Book 4349, Page 529.

This is improved property located at 1229 Jefferson Davis Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of August, 2019.

Robert F. Kohler

Robert F. Kohler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert F. Kohler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2019.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023