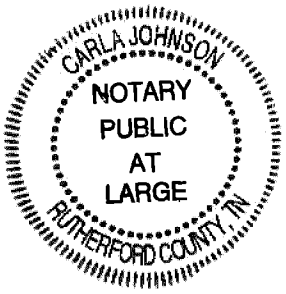
WARRANTY DEED



STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of DEC., 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michelle Coyne and Allen Fiuzat	Michelle Coyne and Allen Fiuzat	113 00 0 214.00
(NAME)	(NAME)	
8019 Old Charlotte Pike	8019 OLD CHARLOTTE PIKE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 336483 DEEDWARR
12/30/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,314.24
20191230-0134553

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Julia Koch and James P. Koch, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michelle Coyne and Allen Fiuzat, wife and husband**, 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:

A tract of Land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the southerly margin of Old Charlotte Pike and being more particularly described according to a survey prepared by James Terry & Associates, dated March 22, 2006, Job Number 2006 017 and proceeding as follows:

Beginning at a point in the centerline of Old Charlotte Pike at the northeasterly property corner of a tract of land conveyed to Luke Keown as of record in Instrument No. 20010806-0084010, Register's Office for Davidson County, Tennessee, thence with the centerline of Old Charlotte Pike north 80 degrees 16 minutes 37 seconds east, 175.25 feet to a point; thence South 71 degrees 45 minutes 36 seconds east, 99.29 feet to a point; thence South 41 degrees 05 minutes 26 seconds east, 223.28 feet to a point; thence leaving said centerline and with a new severance line through which this tract is a part of, north 80 degrees 32 minutes 36 seconds west, 179.80 feet to an iron rod (new); thence South 51 degrees 40 minutes 26 seconds west, 236.75 feet to an iron rod (new); thence South 00 degrees 33 minutes 17 seconds east, 68.54 feet to an iron rod (new); thence South 89 degrees 26 minutes 43 seconds west, 40.00 feet to a break in the fence line in the easterly property line of the aforementioned Luke Keown property; thence with the easterly property line of said Keown, and generally with the fence, north 00 degrees 33 minutes 17 seconds west, 158.28 feet to a break in the fence line; thence North 02 degrees 02 minutes 30 seconds west, passing through a large painted post at 190.54 feet, for a total distance of 216.52 feet to the point of beginning and containing 80,000.00 square feet or 1.836 acres more or less as calculated by the above courses and distances.

The above described tract is subject to the current right of way of Old Charlotte Pike as shown hereon.

File Number: MFR-1912176SSO

Being the same property conveyed to Julia Koch and James P. Koch, wife and husband by Warranty Deed from Michael McKeon dated May 15, 2015 and recorded May 19, 2015 as Instrument No. 20150519-0046191, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8019 Old Charlotte Pike, Nashville, TN 37209

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 hands this 26th day of December, 2019

Julia Koch

James P. Koch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Julia Koch and James P. Koch, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MFR-1912176SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)