PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200124493

Karen Johnson Davidson County
Batch# 361660 DEEDWARR
02/24/2020 08:19:00 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20200224-0019827

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Kim Murray
Notary Public
My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas F. Getten and Nancy H. Getten 4309B Sneed Road Nashville TN 37215	New Owner	Tax Parcel ID No. 130-04-0-046.00

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, **Christopher T. Koch and Rachelle L. Koch, Trustees of the R and C Living Trust, dated March 7, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas F. Getten and Nancy H. Getten, 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. 2 on the Plan of Subdivision of part of lots 7 and 8, Belle Meade Annex of record in Plat at Instrument No. 20130612-0059811, 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 Christopher T. Koch and Rachelle L. Koch, Trustees of the R and C Living Trust, dated March 7th 2013 by Warranty deed from William Ralph Gillespie and Janice D. Gillespie, husband and wife of record in Instrument No. 20180829-0085548 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 29, 2018.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20130612-0059811, Register's Office for Davidson County, Tennessee.

This is improved property located at 4309B Sneed Road Nashville TN 37215

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 21st day of February, 2020.

R and C Living Trust, dated March 7, 2013

BY: _____

Christopher T. Koch, Trustee

BY: _____

Rachelle L Koch, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher T. Koch and Rachelle L. Koch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the R and C Living Trust, dated March 7, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 21st day of February, 2020.

_____
Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020