WARRANTY DEED

Karen Johnson Davidson County
Batch# 400319 DEEDWARR
05/14/2020 02:58:52 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200514-0050288

A-MK-20-400

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Matthew Phillip Koehler and Laura Lee Koehler	**First National Bank of Middle Tennessee**	
(NAME) **400 Freda Villa**	(NAME) **200 East Main Street**	**051-11-0-025.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **McMinnville, TN 37110**	
(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, **FREDA VILLA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW KOEHLER AND LAURA KOEHLER, HUSBAND AND WIFE,** 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. 101 on the Plan of Oakland Acres Section 10 of record in Plat Book 2900, Page 140, 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 Freda Villa, LLC, a California Limited Liability Company by Warranty deed from Alan Wayne Hester of record in Instrument No. 20161216-0132296 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 16, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 140, Register's Office for Davidson County, Tennessee.
- Restrictions and Easements of record in Book 3184, Page 407, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instrument of record in Book 4403, Page 19, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Freda Villa, 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 29 DAY OF APRIL, 2020.

Freda Villa, LLC, a California Limited Liability Company

By Sole Member:
Capital Services, Inc. 401 (k) Profit Sharing
Plan Established January 1, 2015

BY: Michael Ambrosi
Michael Ambrosi, Trustee

BY: Susan Ambrosi
Susan Ambrosi, Trustee

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL AMBROSI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the TRUSTEE of CAPITAL SERVICES, INC. 401 (K) PROFIT SHARING PLAN ESTABLISHED JANUARY 1, 2015 being the SOLE MEMBER of FREDA VILLA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 of April, 2020.

Notary Public
My Commission Expires: 9/12/2023
(SEAL)

HEIDI H. SHIKUMA
COMM. #2304754
Notary Public - California
Orange County
My Comm. Expires Sep. 12, 2023

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN AMBROSI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the TRUSTEE of CAPITAL SERVICES, INC. 401 (K) PROFIT SHARING PLAN ESTABLISHED JANUARY 1, 2015 being the SOLE MEMBER of FREDA VILLA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 of April, 2020.

Notary Public
My Commission Expires: 9/12/2023
(SEAL)

HEIDI H. SHIKUMA
COMM. #2304754
Notary Public - California
Orange County
My Comm. Expires Sep. 12, 2023

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Orange)ss.
On 4/29/2020 before me, Heidi H. Shikuma, Notary Public,
personally appeared Michael Ambrosi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Orange)ss.
On 4/29/2020 before me, Heidi H. Shikuma, Notary Public,
personally appeared Susan Ambrosi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.