Karen Johnson Davidson County
Batch# 493853 DEEDWARR
10/12/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20201012-0118177

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 8th day of October, 2020. Notary Public My commission expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Albert F. Koch	Legacy Home	043-12-0-062.00
116 Vandiver Drive	4001 Hillsboro Pk #216B	
Nashville, TN 37211	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEDD HUGHES AND ALLISON KLEIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT F. KOCH III, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots Nos. 12 and 13 on the unrecorded map of Vandiver's Subdivision of the easterly one-half of Lot No. 9 of the Anderson Lands, of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a survey by Ewell Anderson, Surveyor, in July 1944, as follows:

Beginning at a point on the easterly margin of Vandiver Drive, the common corner of Lots No. 13 and 14; thence with the line between said Lots, eastwardly 214.0 feet to the low water mark of Cumberland River; thence down said River, Southeasterly 100.2 feet to the corner of Lot No. 11; thence with the line between Lots Nos. 11 and 12, westerly 228.2 feet (erroneously referred to as 226.2 feet in prior conveyance) to the easterly margin of Vandiver Drive; thence with the margin of same, northerly 100.0 feet to the beginning.

Being the same property conveyed to Jess Harris and wife Kimberlee S. Harris by warranty deed from Michael W. Duncan and wife, Cheryl J. Duncan of record in Book 7358, page 351, Register's Office for Davidson County, Tennessee, dated September 16, 1987 and recorded on September 22, 1987, and re-recorded on October 19, 1987, in Book 7381, Page 678, of the same Office.

Being the same property conveyed to Jedd Hughes and Allison Klein, husband and wife by Warranty deed from Kimberlee S. Harris and Jesse Elbert Harris, wife and husband of record in Instrument No. 20190531-0052156 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 31, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 116 Vandiver Drive, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of October, 2020.

Jedd Hughes

Allison Klein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jedd Hughes and Allison Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of ~~October, 2020.~~

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY