WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/15/03 12:08 2pgs
Fees:13.00 Taxes:1332.00

20030915-0135177

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Stanton	SAME	MAP 64-2
(NAME) 308 Rising Sun Lane	(NAME)	PARCEL 54
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vincent R. Couden and Wife, Susan A. Couden, Trustees U/A/D July 11, 1996 of the Couden Joint Revocable Living Trust Agreement , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Stanton and wife, Priscilla Stanton** , 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:

Being Lot No. 228 on the Plan of Brandywine Farms, Section 13 (Revised), as of record in Plat Book 4660, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vincent R. Couden and wife, A. Couden, Trustees U/A/D July 11, 1996 of the Couden Joint Revocable Living Trust Agreement by quitclaim deed from Vincent R. Couden and wife, Susan A. Couden as of record in Book 10127, Page 381, Register's Office for Davidson County, Tennessee, executed on 07/11/96 and filed on 07/22/96.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 308 Rising Sun Lane, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5th day of September, 2003.

Vincent R. Couden, individually

Vincent R. Couden, individually

Vincent R. Couden, Trustee

Vincent R. Couden, Trustee

Susan A. Couden individually
Susan A. Couden, individually

Susan A. Couden Trustee
Susan A. Couden, Trustee

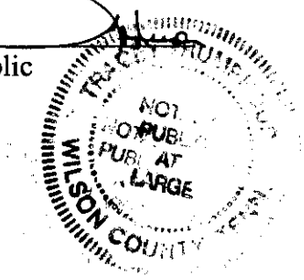
STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vincent R. Couden and Susan A. Couden with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of Vincent R. Couden and Wife, Susan A. Couden, Trustees U/A/D July 11, 1996 of the Couden Joint Revocable Living Trust Agreement, the within named bargainer, a Living Trust, and that, they as such Trustees, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Living Trust by themselves as such Trustees.

Witness my hand and official seal this 5th day of September, 2003.

My Commission Expires: 1-23-06

Notary Public



STATE of TENNESSEE
COUNTY of WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Vincent R. Couden and Susan A. Couden, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of September, 2003.

My Commission Expires: 1-23-06

Notary Public

File Number23071018
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

