WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/05 10:01 2 pg
Fees:13.00 Taxes:523.18

20050427-0046720

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 STDAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~April 18, 2006.~~ 3/21/09

(AFFIX SEAL)

KRISTY Y. LANE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Georgousis and wife, Jane E. Georgousis	David K. + Jane E. Georgusis	Map 86
(NAME) 913 Moleah Court	(NAME) 913 Moleah Court	Group 7-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	Parcel 38-CO
(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, Elvie C. Foster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Georgousis and wife, Jane E. Georgousis, 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. 38 on the Plan of Bret Ridge, as shown of record in Plat Book 6900, Page 121, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elvie C. Foster by Quitclaim Deed from Kevin Brons, dated 8/19/99, and being the same property further conveyed to Elvie C. Foster and Kevin Brons, both unmarried, as joint tenants with rights of survivorship, by Deed from James L. Schwager and wife, Raymunda Schwager, filed for record 4/4/94 in Book 9298, Page 154, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6900, Page 121, Register's Office of Davidson County, Tennessee.

Subject to Electrical Permit Agreement as shown of record in Book 5625, Page 287, Register's Office of Davidson County, Tennessee.

Subject to Deed conveying open space, landscape, and column easements as shown of record in Book 7052, Page 305, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement as shown of record in Book 5649, Page 458, Register's Office of Davidson County, Tennessee.

Subject to Articles Of Incorporation for Homeowners Association as shown of record in Book 6947, Page 578, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement as shown of record in Book 7009, Page 940, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7030, Page 527, and Book 7047, Page 171, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 7030, Page 540, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 913 Moleah Court, Hermitage, TN 37076

(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 hand this 15th day of April, 2005.

Elvie C. Foster

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Elvie C. Foster, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15th day of April, 2005.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

DELAINA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY