Davidson County DEEDWARR
Recvd: 09/02/05 16:17 2 pgs
Fees:13.00 Taxes:962.00
20050902-0106147

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/12/05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Dianne B. Coukos	American Home Mortgage	171-03-0-A
4733 Potomac Lane	520 Broadhollow Road	GROUP
Brentwood, Tennessee 37027	Melville, NY 11747	PARCEL 100.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Sixty Thousand Dollars and Zero Cents ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Scott A. Hirth, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dianne B. Coukos and Eleni D. Coukos, as joint tenants with right of survivorship, 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. 205 on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 509, and Book 7900, page 749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Scott A. Hirth, unmarried, by deed dated June 28, 2002, from Cecil Douglas Johns and wife, Yvonne Yvette Johns, of record as Instrument No. 20020701-0078752 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instrument of record pertaining thereto; (2) all easements and encroachments apparent from an inspection of the property; (3) all matters shown on the plan of record, and (4) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4733 Potomac Lane, Brentwood, Tennessee 37027

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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 29th day of August, 2005.

Scott A. Hirth

By: Keith Merrill, attorney in fact
Keith Merrill, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Keith Merrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Scott A. Hirth, and acknowledged that he executed the same as the free act and deed of the said Scott A. Hirth.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee