WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/07 13:04 2 pgs
Fees:13.00 Taxes:799.20

20070820-0099374

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$216,000.00**

Carolyn K Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eliot Kouser and **Kristine Kouser**	new owner	**21-0-211**
(NAME) **5044 Rawlings Road**	(NAME)	
(ADDRESS) **Joelton, TN 37080**	(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, **Carolyn Kay Howard, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**Eliot Kouser and wife, Kristine Kouser**~~*, 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:

LAND in Davidson County, Tennessee, being the westerly 278.01 feet of the property shown as BEN M. PRIDEMORE SR. PROPERTY, on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a concrete monument in the north margin of Rawlings Road, said iron pin being the southeast corner of Lot 6 on the Subdivision Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee; thence with the east line of said Lot 6, N 4 deg. 43 min. 25 sec E 237.05 feet to a concrete monument being the northwest corner of the property described herein; thence with Potter's south property line S 86 deg. 45 min. 14 sec. E 270.40 feet to an iron pin being the common rear corner of Tract A and Tract B of the BEN M. PRIDEMORE, SR. PROPERTY; thence with the common line between said Tract A and Tract B, S 2 deg. 55 min. 00 sec. W 226.45 feet to an iron pin in the north margin of Rawlings Road, said iron pin being the common front corner of said Tract A and Tract B; thence with the north margin of Rawlings Road
N 88 deg. 55 min 27 sec. W 278.01 feet to the point of beginning, and containing 1.457 acres, more or less.

Being the same property conveyed to Carolyn Kay Howard, unmarried by deed from Tammy P. Edwards and Kimberly K. Edwards, both unmarried of record in Book 11363, page 892 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
The Plan of Record in Book 5200, page 26 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **5044 Rawlings Road, Joelton, TN 37080**

(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 August, 2007.

Carolyn Kay Howard
Carolyn Kay Howard

* Grantees, Eliot Houser and wife, Kristina M. Houser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Kay Howard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF AUGUST, 2007.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011