27-1-478

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/07/07 10:56 2 pgs
Fees:13.00 Taxes:1036.00

20071207-0141689

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2007 by and between **Eleni D. Coukos Elder and Dianne B. Coukos**, hereinafter referred to as GRANTOR, and **Dana Shillington and Scott Shillington, wife and husband**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

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.

This Conveyance May Be Subject to the Following:

1) Restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 7798, page 843 and Book 10694, page 541, Register's Office for said County.

2) By-Laws of record in Book 10275, page 959; Book 8920, page 45 and Book 10126, page 486, Register's Office for said County.

3) Easement for Sanitary Sewer of record in Book 7993, page 269, Register's Office for said County.

4) Easement for Drainage of record in Book 7851, page 712, Register's Office for said County.

5) HOA Charter of record in Book 8920, page 40, Register's Office for said County.

6) Amenities Area Conveyance of record in Book 9443, page 538 and Book 7900, page 807, Register's Office for said County.

7) By-Laws of record in Book 10694, page 539, Register's Office for said County.

Being the same property conveyed to Dianne B. Coukos and Eleni D. Coukos, as joint tenants with right of survivorship by Warranty Deed from Scott A. Hirth, a single person dated August 29, 2005 and recorded September 2, 2005, of record in Instrument No. 20050902-00106147, Register's Office for Davidson County, Tennessee.

Eleni D. Coukos has since married and is now known as Eleni D. Coukos Elder. James B. Elder joins in this conveyance to relinquish all marital rights.

This is [X]improved [ ]unimproved property known as: 4733 Potomac Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Eleni D. Coukos Elder
Eleni D. Coukos Elder

Dianne B. Coukos by Eleni D. Coukos Elder AIF
Dianne B. Coukos

James B Elder
James B. Elder

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Eleni D. Coukos Elder and James B. Elder, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of November, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 2007 before me personally appeared Eleni D. Coukos, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dianne B. Coukos, and acknowledged that he/she executed the same as the free act and deed of said Dianne B. Coukos.

Witness my hand, at office, this 30th day of November, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Dana Shillington and Scott Shillington
4733 Potomac Lane, Brentwood, TN 37027

Send Tax Statements to:
Countrywide Home Loans.
~~801 Crescent Centre Dr. Ste 510~~
Franklin TN 37067

Map & Parcel No. 171.03-OA-100.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $280,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of November, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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