BILL GARRETT, Davidson County
Trans: T20090038321 DEEDWARR
Recvd: 06/09/09 11:03 2 pgs
Fees: 13.00 Taxes: 462.13

20090609-0053436

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF MAY, 2009.
Notary Public
MY COMMISSION EXPIRES: November 7, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dotou Couts	Security Atlantic Mortgage Co, Inc	042040001600
(NAME)	(NAME)	
1009 Highland Circle	499 Thornall St 2nd Fl	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Edison, NJ, 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Paula Jean Schwulst and Timothy Bouwma**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dotou Couts**, and Rocco Couts, wife and husband 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 Lot 88, PLAN OF PRIMROSE ACRES, as shown on plat of record in Plat Book 2663, Page 106-107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Paula Jean Schwulst, unmarried to Paula Jean Schwulst, unmarried and Timothy Bouwma, unmarried as recorded on the 13th day of April, 2007 in Instrument No. 20070413-0044611 and Warranty Deed from Jennifer J. Thompson to Paula Jean Schwulst as recorded on the 26th day of March, 2007 in Instrument No. 20070326-0035984, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1009 Highland Circle, Madison, TN 37115

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, has 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 our hands this 27th day of May, 2009.

Paula Jean Schwulst

Timothy Bouwma

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, **Paula Jean Schwulst and Timothy Bouwma,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of May, 2009.

Notary Public

My commission ~~expires:~~ 15 permanent

NOTARY PUBLIC
RUSSELL C. BRANNEN JR.
STATE OF WISCONSIN