Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027574 DEEDWARR
Recvd: 05/07/10 14:27 2 pgs
Fees:13.00 Taxes:472.77
20100507-0035142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2010**

Notary Public
MY COMMISSION EXPIRES: 5/28/12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristine F. Koutout and Youssef Koutout	New Owner	136-15-B-32.00CO
(NAME) 3401 Anderson Rd. No. 32	(NAME)	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS)	
(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, WE, **Vernon T. Pauling and wife, Julia A. Pauling**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristine F. Koutout and husband, Youssef Koutout**, 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. 32 on the Plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vernon T. Pauling and Julia A. Pauling, husband and wife by Warranty Deed from NVR Inc., T/A Ryan Homes, a Virginia Corporation, dated January 17, 2001 and recorded in Instrument No. 20010125-0007593, Register's Office for 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 3401 Anderson Road # 32, Antioch, TN 37013

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 **30th** day of **April, 2010**

Vernon T. Pauling

Julia A. Pauling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Vernon T. Pauling and wife, Julia A. Pauling**, 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 **30th** day of **April, 2010**

Notary Public

My commission expires: 5/28/12

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY