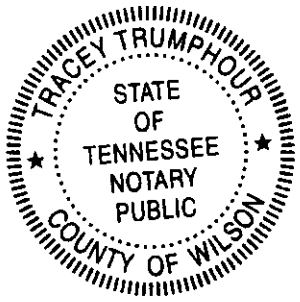
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dean Kouka	Dean Kouka	043020A12700CO
(NAME)	(NAME)	
5337 Charlotte Ave.	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tracy Woodward and Thane Myers and Leanna Radney and Diane White**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dean Kouka**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 127, Building G, on the plan of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, Page 60 and as clarified in Book 5497, Page 800, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Barry L. Myers and Ila R. Taylor, both unmarried as joint tenants with right of survivorship by Deed from Maxine Hopkins Braswell, now known as Maxine Hopkins, unmarried, dated 07/27/1993 and filed for record on 07/29/1993 in Book 9029, Page 726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barry L. Myers by Deed from Barry L. Myers and Ila R. Taylor, now known as Ila R. Myers, dated 09/05/2002 and filed for record on 11/21/2002 in Instrument 200211210144596, Register's Office for Davidson County, Tennessee.

The said Barry Lee Myers died intestate on 4/26/2010, leaving Tracy Woodward, Thane Myers, Leanna Radney and Diane White as his sole heirs at law as evidenced by Docket 10P1025, Clerk's Office for Probate Court for Davidson County, TN.

All matters as set forth per Book 5200, Page 60, Book 5497, Page 800, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661, as amended of record in Book 5669, Page 132, as amended of record in Book 6707, Page 216, as amended of record in Book 9010, Page 503, as amended of record in Book 9010, Page 505, as amended of record in Instrument 200708020092060, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110074214 DEEDWARR
Recvd: 11/23/11 10:28 3 pgs
Fees:18.00 Taxes:162.80

20111123-0091739

By-Laws of record in Book 5307, Page 231, said Register's Office. Said By-Laws were amended of record in Instrument 200708020092059, said Register's Office.

Charter of record in Book 5307, Page 226, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 5497, Page 595 and in Book 5684, Page 678 , said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 127 Cedarwood Lane, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of November, 2011.

Tracy Woodward
Tracy Woodward

Thane Myers by Tracy Woodward atty in fact
Thane Myers by Tracy Woodward atty in fact

Leanna Radney by Tracy Woodward atty in fact
Leanna Radney by Tracy Woodward atty in fact

Diane White by Tracy Woodward atty in fact
Diane White by Tracy Woodward atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Woodward, the bargainor(s), with whom I am personally Acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2011.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of November, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Tracy Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the attorny in fact of Thane Myers and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. * , Register's Office of Davidson County, Tennessee

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

*20111123-0091736

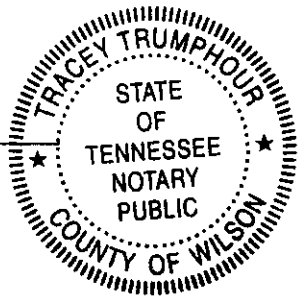
STATE OF TENNESSEE

COUNTY OF WILSON

On this 21st day of November, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Tracy Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Leanna Radney, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20111123-0091737, Register's Office of County, Tennessee.

Notary Public

My Commission Expires: 9.2.2013



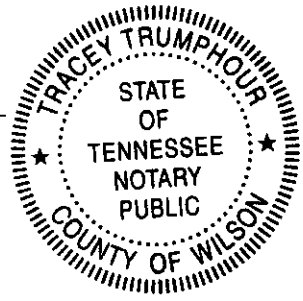
STATE OF TENNESSEE

COUNTY OF WILSON

On this 21st day of November, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Tracy Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Diane White, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20111123-0091738, Register's Office of County, Tennessee.

Notary Public

My Commission Expires: 9.2.2013



RETURN TO:

STEWART TITLE

13026 LEBANON RD STE 100

MT JULIET, TN 37122