BILL GARRETT, Davidson County
Trans:T20120080271 DEEDWARRSP
Recvd: 10/23/12 09:34 3 pgs
Fees:18.00 Taxes:462.50
20121023-0096875

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on October 19, 2012, by Jeanette Cooper Cox, Executrix of the Estate of Cora Shull Cooper, Deceased, as Grantor to Alexandre A. Koumtchev and Natalia S. Koumtcheva, Husband and Wife, Grantee.

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being described as follows: Beginning at a stake in the center of the Eatons Creek Pike, Edmondson, Bernard and Zimmerlee old Corner, thence running with the Edmondson (now L. F. Baxter) north line, S. 88 E. 88.9 poles to a stake in the north edge of an old road, 2 poplar pointers; thence N. 2deg. E. passing between two poplars at .5 poles, in all 36 poles to a stake on a North slope, two small dogwood and two small mountain oak pointers; thence N. 88deg. W. 88.9 poles to a stake on the West side of a road; thence S. 2deg. W. passing into aforesaid Eatons Creek Pike, in all 36 poles to the beginning, containing 20 acres, as surveyed by M. B. Knight, Surveyor, October 22, 1924.

Being the same property conveyed to Mrs. Cora Shull Cooper by Deed from William A. Shull Jr., as Executor of the Last Will and Testament of the late William A. Shull Sr., dated 01/12/1971 and filed for record on 03/01/1971 in Book 4482, Page 800, Register's Office for Davidson County, Tennessee.

Cora Shull Cooper died testate on 02/20/2009 devising subject property to Jeanette Cooper Cox, Executrix as evidenced by the Last Will and Testament of Cora Shull Cooper filed in Docket No 11P1010, in the Probate Court Clerk's Office for Davidson County.

Map & Parcel: 02100019800

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with the Grantee that she is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This property is known as: 6072 Eatons Creek Rd., Joelton, TN 37080

IN WITNESS, the Grantor this date has executed this Special Warranty Deed as Jeanette Cooper Cox, Executrix of the Estate of Cora Shull Cooper, Deceased.

Estate of Cora Cooper Cox

By: Jeanette Cooper Cox
Jeanette Cooper Cox, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this date 19th day of October, 2012, before me, personally appeared Jeanette Cooper Cox, Executrix of the Estate of Cora Shull Cooper, Deceased, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 19th day of October, 2012.



NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Alexandre A. Koumtchev & Natalia S. Koumtcheva	NEW OWNER
6072 Eatons Creek Rd.	
Joelton, TN 37080	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$125,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of October, 2012.

Affiant

Alexandre Koumtchev

Type or Print Name

Notary Public

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

(Seal)

My commission expires:

W Davis

Type or Print Name