Davidson County DEEDWARR
Recvd: 08/07/14 16:15 3 pgs
Fees:18.00 Taxes:751.10
20140807-0071394

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2014.

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Notary Public
My commission expires: 9/26/2015

05-1407-66330

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nicholas B. Coury	New Owner	087-09-0-096.00
4901 Seiner Court		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian M. Tucker and Marcela V. Tucker, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicholas B. Coury and Marlene G. Coury, hereinafter called the Grantees, their successors 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 No. 41, on the Plan of New Hope Estates, Phase 2, of record in Book 9700, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian M. Tucker, unmarried by deed from Ed Coursey and wife, Anita Coursey, dated February 8, 2002, recorded February 13, 2002, of record in Instrument No. 20020213-0018858, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian M. Tucker and Marcela V. Tucker, husband and wife by Quitclaim Deed from Brian M. Tucker, married, dated April 9, 2010, recorded April 16, 2010, of record in Instrument No. 20100416-0028931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4901 Seiner Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

x BT

x MT

WITNESS my hand this 1st day of August, 2014.

X _____ X _____

Brian M. Tucker Marcela V. Tucker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian M. Tucker and Marcela V. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1st day of August, 2014.

_____

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

