NEW OWNER:
OLIVIA I. KOUES
135 STONECREST DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Synovus Mortgage Corp
2204 Lakeshore Dr, Suite 325
Birmingham, AL 35209

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0733

Map & Parcel
11412A018.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 07/05/16 16:16 3 pgs
Fees:18.00 Taxes:869.50
20160705-0068763

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LOUIS MARASCO and GOLDIE L. MARASCO, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **OLIVIA I. KOUES, an Unmarried Woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 18 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E in Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to LOUIS MARASCO and GOLDIE L. MARASCO, husband and wife, joint tenants with right of survivorship by Special Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated October 30, 2007, and of record in Instrument No. 20071101-0128980, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **135 STONECREST DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Exhibit E of in Instrument No. 20060721-0088352, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of June, 2016.

Louis Marasco
LOUIS MARASCO

Goldie L. Marasco
GOLDIE L. MARASCO

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LOUIS MARASCO and GOLDIE L. MARASCO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2016.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**.

Brandy Dailey
AFFIANT

Sworn to and subscribed to before me this 27th day of June, 2016.

NOTARY PUBLIC

KARA L. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018

My commission expires: _____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).