BILL GARRETT, Davidson County
Trans:T20170075202 DEEDWARR
Recvd: 08/29/17 10:22 2 pgs
Fees:13.00 Taxes:654.90
20170829-0088572

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9103D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elyse Barbara Petit, married (NAME)	PrimeLending, a Plains Capital Company (NAME)	133-11-0-184.00
3703 Valley Ridge Drive (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (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 HEREBYACKNOWLEDGED, WE, **Stacey R. Couser, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elyse Barbara Petit and David Genet, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 199 on the plan of VALLEY VIEW MEADOWS, SECTION III, as shown by plat of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stacey R. Couser, a single person from Mary Claudine Couser, a single person, by Quit Claim Deed dated April 17, 2015, as Instrument No. 20150429-0038301, in the Register's Office for Davidson County, Tennessee. See corrected Quit Claim Deed of record in Instrument No 20170829-0088571, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4065, page 227 and Book 4082, page 106, Register's Office for Davidson County, Tennessee.
2. Easement to First Suburban Water Utility District as recorded in Book 3182, page 261, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers as recorded in Book 3498, page 196 and Book 3504, page 80, Register's Office for Davidson County, Tennessee.
4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, page 93, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3703 Valley Ridge Drive, Nashville, TN 37211.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 24th day of August, 2017.

X _____ August 24, 2017

Stacey R. Couser Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Stacey R. Couser, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2017.

My Commission Expires: 3/27/18

_____

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066