WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Long Nguyen	GMAC Mortgage Corporation	128-10-0-225.00
(NAME)	(NAME)	
253 Colt Drive	100 Whitmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, J. Scott Gupton and Kathy S. Gupton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Long Nguyen, 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:

Being Lot No. 4-B, Zone Lot Division of Lots 3 and 4, Section 5-B, on the Plan of Stacy Square, of record in Book 5210, Page 236, and amended in Book 6250, Page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Scott Gupton and Kathy S. Gupton by deed from Mark Eckstein and Kimberly Eckstein, husband and wife of record in Book 11591, Page 311, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 253 Colt Drive, Nashville, TN 37221
(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 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. 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 September, 2001.

Davidson County DEEDWARR
Recvd: 09/27/01 14:33 2pgs
Fees:13.00 Taxes:351.13

20010927-0104752

J. Scott Gupton

Kathy S. Gupton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Scott Gupton and Kathy S. Gupton 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 at Brentwood, Tennessee this 21st day of September, 2001.

Commission expires: 9/16/02

Notary Public

JACK CASE WILSON ★ TENNESSEE
NOTARY PUBLIC AT LARGE
★ WILLIAMSON COUNTY

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027