WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/04 13:51 2 pgs
Fees:13.00 Taxes:1009.55

20040308-0026268

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,850.00

Barbara Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Turnipseed	Wells Fargo Home Mortgage	172-13-A-99
(NAME) 636 Logwood Briar Circle	(NAME) 4456 Corporation Ln Suite 300	
(ADDRESS) Brentwood, TN	(ADDRESS) Virginia Beach VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040374

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, Michael H. Warpool and wife, Stacy Warpool**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William R. Turnipseed and wife, Tammie Brace- Turnipseed**, 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. 59 on the Plan of Section Two, Williams Grove of record in Book 9700, page 902 through 906 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Property commonly known as: 636 Logwood Briar Circle, Brentwood, Davidson County, Tennessee 37027

Being the same property conveyed to Michael H. Warpool and wife, Stacy S. Warpool by deed dated 09/27/01 from Pulte Homes Tennessee, Limited Partnership, and recorded in Instrument Number 20011003-0107593, said Register's Office for Davidson County, Tennessee.

unimproved ■

This is improved ☒ property, known as 636 Logwood Briar Circle, Brentwood, TN 37027

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this ____ day of March, 2004.

Michael H. Warpool

Stacy S Warpool
Stacy Warpool

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael H. Warpool and wife, Stacy Warpool, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael H. Warpool and wife, Stacy Warpool executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee this 5th day of March, 2004.

Commission expires:

VICKI COSTLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 1/28/06

Notary Public