WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 13:01 2pgs
Fees:13.00 Taxes:347.80
20041202-0143692

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Gupton III	William J. Gupton III	
(NAME)	(NAME)	
1313 Rock Creek Trace	1313 Rock Creek Trace	49-16-A-66 CO
(ADDRESS)	(ADDRESS)	
Whites Creek, TN	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042354

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Pamela Jean Winters, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William J. Gupton III, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 22 on the Plan of Willow Trace Subdivision, Phase 2 of record in Plat Book 7900, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Pamela Jean Winters, unmarried by deed dated July 15, 1998, from W. H. Dorris and R. B. Huffine of record in Book 11026, page 396, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1313 Rock Creek Trace, Whites Creek, TN 37189

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 my hand this 30th day of November, 2004.

Pamela Jean Winters

STATE OF TENNESSEE

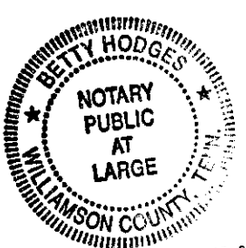
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 30th day of November, 2004.

Commission expires:

Notary Public



My Commission Expires Feb. 16, 2007