File No. 260400944

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/23/06 10:16 2 pgs
Fees:13.00 Taxes:614.20

20060523-0060311

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Gupton	USAA Federal Savings Bank	08608008600
(NAME)	(NAME)	
309 Strombury Court	9800 Fredericksburg Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, Texas 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Gerald Schiera and wife, Nancy Schiera, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Gupton and Christine M. Gupton, wife and husband, HEREINAFTER CALLED THE GRANTEE(S), We 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. 389 on the plan of Camden Woods Phase 1, of record in Book 6900, page 697 and 698, Register's office for said County. Said Lot No. 389 fronts 41.81 feet on the southerly margin of Strombury Court and extends back 105.35 feet on the easterly line and 120.00 feet on the northeasterly line to a dead line in the rear, measuring 110.17 feet thereon.

Being the same property conveyed to Gerald Schiera and wife, Nancy Schiera by deed from Janice Peak of record in Instrument No. 200201300012747, filed for record on 1/30/2002 in the Register's Office for said County.

Restrictive Covenants, Liens and other matters set forth in Book 5741, page 360, Book 7620, page 561, Book 7657, page 580, and Book 7675, page 926, said Register's Office and to the matters set forth in the referenced plan of record.

Charter of Homeowner's Association as shown of record in Book 7661, Page 32, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 309 Strombury Court, Hermitage, TN 37076
(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(S), We heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), We 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 my/our hand(s) this 18th day of May, 2006.

Gerald Schiera

Nancy Schiera

STATE OF ~~TN~~ MO
COUNTY OF ~~WILSON~~ St. Louis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gerald Schiera and Nancy Schiera, 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 Mt. Juliet, Tennessee, this 18th day of May, 2006.

My Commission Expires:

Notary Public

File Number: 260400944
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DAWN THOMPSON
My Commission Expires
January 25, 2009
Jefferson County
Commission #05658266