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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/06 12:49 2 pgs
Fees:13.00 Taxes:473.60

20060719-0087098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: July 19, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Adele Webster	**GIBRALTAR MORTGAGE**	**119-14-128**
(NAME)	(NAME)	
3001 Wingate Avenue	**5210 MARYLAND WAY**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**BRENTWOOD, TN 37027**	
(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, Anthony J. Lopacinski, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Adele Webster and Jason Ryan Bullock, as joint tenants with right of survivorship, **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:**

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as **3001 Wingate Avenue, Nashville, TN 37211**
(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 my hand this 17th day of July, 2006.

Anthony J. Lopacinski

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Anthony J. Lopacinski** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of July, 2006.

Commission expires: **July 19, 2006**

Justin Tatum
Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Land in Davidson County, Tennessee BEING Lot No. 49 on the Plan of Tuggle Heights, as of Record in Book 1130, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 60.1 feet on the westerly side of Wingate Avenue and runs back 142 feet on the northerly line and 144 feet on the southerly line to an alley, measuring 60 thereon.

Being the same property conveyed to Anthony J. Lopacinski, married by Deed from William David Lytle and wife Brenda C. Lytle dated September 1, 2005 of record in Instrument No. 20050901-0105299 said Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to William David Lytle and wife Brenda C. Lytle by deed from Larry Baggett and wife Betty Baggett dated February 21, 2005 of record in Instrument No. 20050223-0019965 said Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Larry Baggett and wife Batty Baggett by deed from Betty J. Seward and husband Morris Wilson Dillingham dated February 2, 2005 and of record in Instrument No. 20050203-0012979 said Register's Office.

Being also the same property conveyed to William Houston Anderson and wife, Evelyn Whitman Anderson by deed from Everett B. Woodroof and wife Hazel Corbett Woodroof, of record in Book 1556, page 111, Register's Office.
* By Final Decree of record in Book 4480, page 982, said register's Office, subject property was divested out of William Houston Anderson and vested in Evelyn Lurene Whitman Anderson. The said Evelyn W. Anderson having since died. And thus, by will of Evelyn W.Anderson, of record in Will Book 160, page 20, Office of Davidson County Probate Court Clerk and Instrument No. 20040408-0040202 (April 8th, 2004) said Register's Office for Davidson County, Tennessee, subject property was devised to Betty J. Seward.