WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/06 09:32 2 pgs
Fees:13.00 Taxes:310.80
20060830-0107002

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Brusse, Trustee	Larry Brusse, Trustee	Map 49
(NAME) 1311 Rock Creek Trace	(NAME) 44 Pinion Dr.	Group 16-O-A
(ADDRESS) Nashville, TN 37189	(ADDRESS) Wellington, NV 89444	Parcel 67-CO
(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, **William J. Gupton, III and wife, Markia F. Gupton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Brusse, Trustee**, 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 1311 Rock Creek Trace, Nashville, 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 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 25 day of August, 2006.

William J. Gupton III

Markia F. Gupton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, William J. Gupton, III and wife, Markia F. Gupton the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of August, 2006.

Commission expires: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

EXHIBIT A

Being Lot No. 21 on the Plan of Willow Trace Subdivision, Phase Two, as shown of record in Plat Book 7900, Page 46, as corrected in Book 8046, Page 641, as amended in Book 9993, Page 762, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William J. Gupton, III, unmarried man, by Deed from Jason Jarrett, unmarried, filed for record 11/10/04 as Instrument No. 20041110-0135364, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 7900, Page 46, as corrected in Plat Book 8046, Page 641, as amended in Plat Book 9993, Page 762, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 7762, Page 74, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance as shown of record in Book 8377, Page 857, Book 8377, Page 952, Book 9698, Pages 35 & 180, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7777, Page 162, Book 7777, Page 180, Book 7843, Page 791, and Book 8023, Page 692, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 7777, Page 171. Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.

Subject to a Deed of Trust executed by William J. Gupton, III, unmarried man to SouthStar Funding, LLC , and filed of record as Instrument No. 20041110-0135364, as assigned to U.S. Bank, National Association as Trustee, filed for record as Instrument No. 20060713-0084628, Register's Office of Davidson County, Tennessee, to secure a note in the amount of $72,000.00, payable as therein specified, as assigned to Substitute Trustee as shown of record as Instrument No. 20060713-0084629, Register's Office for Davidson County, Tennessee.

Subject to a Deed of Trust executed by William J. Gupton, III, unmarried man, to Trustee for Mortgage Electronic Registration Systems, Inc. (MERS) , and filed of record as Instrument No. 20041110-0135366, Register's Office for Davidson County, Tennessee, as Re-Recorded as Instrument No. 20041122- Register's Office of Davidson County, Tennessee, to secure a note in the amount of $18,000.00, payable as therein specified.