File No. 280600075

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 06/26/08 10:35 2 pgs
Fees:13.00 Taxes:454.36
20080626-0065799

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Kupferer	First Community Mortgage, Inc.	Map and Parcel 135-16-0B-096.00CO
(NAME)	(NAME)	
594 Flintlock Court	1610 South Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37130	
(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, I, **Holly R. Salmons, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Courtney Kupferer, a single woman and Thomas C. Kupferer,*** hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

***Jr., a Married Man**

Land in Davidson County, Tennessee, being Unit No. 96, Horizontal Property Regime Private Element Plat, WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE – TRACT 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Holly R. Salmons, an unmarried woman by Deed dated July 23, 2004 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument Number 20040803-0092970, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Deed Book 4821, page 111, Deed Book 10110, Page 854, Instrument Number 200208200100403, Deed Book 4827, Page 14, Instrument Number 200205070056331, Instrument Number 200211040134724, Instrument Number 200306100080281, Instrument Number 200505200056888, Instrument Number 200211060136459 and Instrument Number 200211060136458, 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 594 Flintlock Court, Nashville, TN 37217
(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), Their 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), 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/our hands this 20th day of June, 2008.

Holly R. Salmons

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Holly R. Salmons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of June, 2008.

Commission expires: April 7 2008

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 280600075

RETURN TO:
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695 President Place, Suite 202
Smyrna, TN 37167