WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

MARIE BRADFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/03/08 13:14 2 pgs
Fees:13.00 Taxes:991.60
20081103-0109229

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Page	Bankkof America	Map 75-12-E
(NAME)	(NAME)	
1313 Weeping Cherry Lane	9000 Southside Blvd., #500	Parcel 21 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville, FL 32256	
(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, **STEVEN S. KULPA AND WIFE, KATHLEEN M. KULPA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH W. PAGE AND WIFE, KATHY [illegible] PAGE**, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of First Revision, Final Plat, Blossom Trace, of record in Instrument #20010724-0078049, as revised in Instrument #20010920-0101745, and as corrected in Instrument #20011025-0116872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven S. Kulpa and wife, Kathleen M. Kulpa, by Special Warranty Deed from Prudential Residential Services, Limited Partnership of record in Instrument #20050701-0075809, said Register's office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20010724-0078049, as revised in Instrument #20010920-0101745, and as corrected in Instrument #20011025-0116872, said Register's Office; and (c) restrictive covenants of record in Instrument #20041112-0136239 and in Instrument #20010724-0078292 said Register's Office.

Power of Attorney of record in Instrument 20081103-0109228, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1313 Weeping Cherry Lane, Hermitage, Tennessee 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 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 31st day of October, 2008.

Steven S. Kulpa

Kathleen M. Kulpa By Steven S. Kulpa,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven S. Kulpa, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2008, before me personally appeared Steven S. Kulpa , to me known to be the person who executed the foregoing instrument on behalf of Kathleen M. Kulpa and acknowledged that he executed the same as the free act and deed of Kathleen M. Kulpa.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public