WARRANTY DEED

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

SONYA M. BRANNHAM
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: 10-18-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirlee Burch-Stevens	New Owner ~~Wells Fargo Bank, N.A.~~	01700026200
(NAME)	(NAME)	
2253 Luster Road	~~2701 Wells Fargo Way~~	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	~~Minneapolis, MN 55467~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091181

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Gary Benson Gupton and wife, Lindyn Sue Gupton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shirlee Burch-Stevens, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the 10th Civil District of Davidson County, Tennessee, containing 2.78 acres, more or less, as shown on the plan of Division of the James P. Skaggs Land of record in Book 5190, page 234, Register's Office for Davidson County, Tennessee:

BEGINNING at a point 1071 feet, more or less, North of Lickton Pike and the Westerly margin of Luster Road; thence leaving the margin of Luster Road North 77° 34' 28" West 369.40 feet to an iron pin in a fence; thence with said fence North 17° 07' 33" East, 288.62 feet to an iron pin; thence continuing with said fence South 84° 16' 38" East 430.59 feet to a point in the Westerly margin of Luster Road; thence with the margin of the same, South 31° 31' 26" West 46.21 feet; thence South 30° 00' 30" West, 60.81 feet; thence South 26° 35' 32" West, 101.07 feet; thence South 23° 17' 41" West, 97.27 feet; thence South 19° 31' 36" West, 43.08 feet to the point of beginning.

BEING all of the same property conveyed to Gary Gupton and wife, Lindyn Gupton by Warranty Deed from James Preston Skaggs and wife, Sadye Waggoner Skaggs dated February 23, 1979 and filed of record in Book 5398, Page 605, Register's Office for Davidson County, Tennessee.

Lindyn Sue Gupton is one and the same person as Lindy Gupton.

This conveyance is made subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters on the aforesaid plat.

unimproved ☐

This is improved ☒ property, known as 2253 Luster Road, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20090050929 DEEDWARR
Recvd: 07/28/09 16:09 2 pgs
Fees:13.00 Taxes:971.25

20090728-0070736

Witness our hands this 24th day of July, 2009.

Gary Benson Gupton

Lindyn Sue Gupton

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Gary Benson Gupton and wife, Lindyn Sue Gupton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Gary Benson Gupton and wife, Lindyn Sue Gupton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2009 at Springfield, Tennessee.

Commission expires: 10-18-2011

Notary Public

SONYA M. BRANHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY