BILL GARRETT, Davidson County
Trans:T20100018921 DEEDWARR
Recvd: 04/01/10 08:21 2 pgs
Fees:13.00 Taxes:499.50

20100401-0024246

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 19th day of March, 2010.

Notary Public

My commission expires: ~~9-19-2011~~ 8/20/2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua R. Stewart	**First Community Mortgage**	073-01-0-010.00
2014 McGavock Pike	**275 Robert Rose Drive**	
Nashville, TN 37216	**Murfreesboro TN 37129**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Lisa G. Luplow and husband, Martin D. Luplow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua R. Stewart and Elizabeth Megan Thomason, 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:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 11 and north 5 feet of Lot No. 12 on the plan of Country Club Estates, Block "G", as of record in Plat Book 843, page 95, Register's Office of Davidson County.

Said parts of said lots front 55 feet on the easterly line of McGavock Pike and runs back between parallel lines 165 feet to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed by Warranty Deed from Ernest M. Stone and wife, Elizabeth A. Stone to Lisa G. Luplow as recorded on the 2nd day of October, 1986 in Book 6998, Page 6 and being the same property conveyed to David O. Huff, Trustee by Quitclaim Deed from Lisa G. Luplow in Record Book 10280, Page 546, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Lisa G. Luplow and husband, Martin D. Luplow by Quitclaim Deed from David O. Huff, Trustee, on December 4, 1996 in Record Book 10280, Page 546, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2014 McGavock Pike, Nashville, TN 37216.

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 in 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/our hand(s) this 19th day of March, 2010.

Martin D. Luplow Lisa Luplow atty in fact
By: Lisa G. Luplow, his attorney in fact

Lisa G. Luplow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Lisa G. Luplow as an individual and as attorney in fact for Martin D. Luplow , the within named Grantors, 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 purposes therein contained.

Witness my hand, at office, this 19th day of March, 2010.

Notary Public

My Commission Expires:9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011