File No. 100304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Brenda Skelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2010.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100035582 DEEDWARR
Recvd: 06/11/10 10:08 2 pgs
Fees:13.00 Taxes:277.50
20100611-0045427

REBECCA CAMPBELL NOTARY PUBLIC A LAW SUMNER COUNTY TENN MY COMMISSION EXP.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Woolpert	New Owner	043 02 0 009.00
(NAME)	(NAME)	
1148 Pierce Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Linda F. Grimes a/k/a Linda F. Loparnos, and husband Peter Loparnos, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Woolpert and/or Louise D. Moss, tenants in common with rights 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 Lot No. 15 on the Map of the Re-Subdivision of Lots Nos. 2 and 6 inclusive of a Subdivision of Lot No. 27 and part of Lot 29 of the Dixie Pure Food Subdivision at Amquil, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linda F. Grimes by deed from Luke J. Mena and wife, Linda S. Mena, dated July 31, 1992 and recorded on August 14, 1992 in Book 8701, page 677, Register's Office, Davidson County, Tennessee.

Linda F. Grimes is married and now known as Linda F. Loparnos.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4845, page 27, said Register's Office.

Teresa S. Allaire executed this instrument on behalf of Linda F. Loparnos A/K/A Linda F. Grimes and husband, Peter Loparnos pursuant to a Power of Attorney of record in Instrument No. 20100611-0045426, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1148 Pierce Road, Madison, TN 37115

(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

File No. 100304

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 my hand this 26th day of May, 2010.

Linda F. Grimes aka Linda F. Loparnos
By: Teresa S. Allaire her attorney-in-fact
Linda F. Grimes a/k/a Linda F. Loparnos
By: Teresa S. Allaire, her Attorney-In-Fact

Peter Loparnos by Teresa S. Allaire attorney-in-fact
Peter Loparnos
By: Teresa S. Allaire, his Attoney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa S. Allaire with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Linda F. Loparnos a/k/a Linda S. Grimes as her Attorney in Fact as the free act and deed of the within named Linda F. Loparnos a/k/a Linda S. Grimes..

Witness my hand and official seal this 26th day of May, 2010.

Commission expires: February 28, 2012

REBECCA CAMPBELL NOTARY PUBLIC A LAR-GE SUMNER COUNTY, TENN. MY COMMISSION EXP.

Rebecca Campbell
Rebecca Campbell Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa S. Allaire with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Peter Loparnos as his Attorney in Fact as the free act and deed of the within named Peter Loparnos.

Witness my hand and official seal this 26th day of May, 2010.

Commission expires: February 28, 2012

Rebecca Campbell
Rebecca Campbell Notary Public

REBECCA CAMPBELL NOTARY PUBLIC A LAR-GE SUMNER COUNTY, TENN. MY COMMISSION EXP.