File No. 210040372

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040224 DEEDWARR
Recvd: 07/01/10 10:16 2 pgs
Fees:13.00 Taxes:418.10
20100701-0051493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: . . 1 . 17

(AFFIX SEAL)

KATHLEEN A. WILSON NOTARY PUBLIC AT LARGE WILSON CO. TENN. NOSNILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel K. Putnam	WCS Lending, LLC	Map 075.03-0-051.00
(NAME) 512 Albany Drive	(NAME) 6501 Congress Avenue	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Boca Raton, FL 33487	
(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, **WE, Keith Randall Earle a/k/a Keith R. Earle, married and Vicki Earle Young, Jr. a/k/a Vicki E. Young, married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel K. Putnam and Martha I. Putnam, husband and wife**, 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:

Land in Davidson County, Tennessee, Being Lot No. 144 on the Plan of Tulip Grove, Section 3, of record in Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karl D. Earl ET UX, Lillian D. Earle by Deed dated April 15, 1986 from Charles T. Graves ET UX, Doris L. Graves of record in Deed Book 6831, page 82, Register's Office for said County. Being the same property conveyed to Lillian D. Earle by Deed dated October 12, 1989, filed of record on October 12, 1989, from Karl D. Earle of record in Book 7959, Page 402, Register's Office for Davidson County, Tennessee. Lillian D. Earle is one and the same person as Lillian Green Earle. The said Lillian D. Earle having since died testate on September 22, 2007 and her estate was administered before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 08P257. Pursuant to the Last Will and Testament of Lillian Green Earle, Keith Randall Earle and Vicki Earle Young, Jr. are the devisee's of the subject property. The Last Will and Testament of Lillian Greene Earle is of record in Instrument No. 20080926-0097979, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Subject to all matters as set forth on the plat of record in Plat Book 3700, Page 146, Register's Office of said County.

Restrictive Covenants of record in Book 4181, Page 95, Register's Office of 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 512 Albany Drive, Hermitage, TN 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 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 the 29th day of June, 2010.

Keith Randall Earle a/k/a Keith R. Earle by Vicki Karlene Young, his attorney in fact

Keith Randall Earle a/k/a Keith R. Earle by Vicki Karlene Young, his attorney in fact

Vicki Earle Young, Jr. a/k/a Vicki E. Young

Vicki Earle Young, Jr. a/k/a Vicki E. Young

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki Karlene Young, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Keith Randall Earle a/k/a Keith R. Earle, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of June, 2010.

Commission expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

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 Vicki Earle Young, Jr. a/k/a Vicki E. Young, 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 29th day of June, 2010.

Commission expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

File Number: 210040372

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122