Davidson County DEEDWARR
Recvd: 01/11/11 14:31 2 pgs
Fees:13.00 Taxes:196.08
20110111-0002964

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,995.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2011.

Notary Public

NATHAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P-KW-10-0727

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/23/11

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Kupferer	Wells Fargo Bank	
727 Currey Road	(NAME) 3210 Lake Emma Rd	
(ADDRESS) Nashville, TN 37217-2305	(ADDRESS) Lake Mary FL. 32746	11908007800
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT B. FARRELL AND WIFE, JAYNE FARRELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS C. KUPFERER, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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 Plan of GLENCLIFF ESTATES, SECTION ONE, of record in Plat Book 1130, Page 56, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to ROBERT B. FARRELL AND WIFE, JAYNE FARRELL by Deed from THE ESTATE OF MARY FRANCES EDWARDS JONES (BY: BRIAN A. EDWARDS, EXECUTOR), dated 11/15/2007 and filed for record on 11/21/2007 in Instrument 200711210136338, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book4160, page 249; Plat of record in Book 1130, page 56, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 727 CURREY RD, NASHVILLE, Tennessee 37217-2305
(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 hand(s) this 10th day of January, 2011.

Robert B Farrell by June Lunn AIF
Robert B. Farrell

Jayne Farrell by June Lunn AIF
Jayne Farrell

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 10th day of January, 2011, before me personally appeared June Lunn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert B. Farrell and wife, Jayne Farrell and who acknowledged he/she/they executed the same as the free act and deed of the said Robert B. Farrell and wife, Jayne Farrell.

Witness my hand and official seal, this the 10th day of January, 2011.

Carol A Clawson
Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY