Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kenneth R. Cupples
329 Lake Brittany Court
Lake Mary, FL 32746

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Mortgage
2050 Parkway Office Circle
Birmingham , AL 35244

MAP 180-4
GROUP B
PARCEL 73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brandon P. Stotts and wife, Anna Y. Stotts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kenneth R. Cupples and Jenny S. Cupples, husband and wife,** 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. 105 on the Plan of Brookview Forest, Phase II, as of record in Instrument #20040629-0076755, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Brandon P. Stotts and wife, Anna Y. Stotts by Quitclaim Deed dated 2/18/2009 to create tenancy by the entirety from Brandon Stotts, unmarried, said Register's Office; having been the same property conveyed to Brandon Stotts, unmarried by deed dated 2/21/2008 from Gregg M. Guenther, Jr., unmarried of record in Instrument no. 20080221-0017157, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20110031907 DEEDWARR
Recvd: 05/31/11 08:38 3 pgs
Fees:18.00 Taxes:1028.60
20110531-0041012

This is **improved** property known as **3080 Brookview Forest Drive, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **27th** day of **May, 2011.**

Brandon P. Stotts

Anna V. Stotts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandon P. Stotts and wife, Anna Y. Stotts**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of May, 2011.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $278,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2011.

NOTARY PUBLIC

My Commission Expires:

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014