NEW OWNER:

Robert W. Maupin
Paula Maupin
1032 Brookside Woods Blvd
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Wells Fargo Bank, N.A
10401 Deerwood Park Blvd, Bldg 1 4th floor
Jacksonville, Florida 32256-0505

Map 075
Group 12-0-B
Parcel 006.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 11-0181

BILL GARRETT, Davidson County
Trans:T20110033637 DEEDWARR
Recvd: 06/06/11 10:20 3 pgs
Fees:18.00 Taxes:482.85
20110606-0043099

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
5185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Thousand Five Hundred and 00/100 Dollars ($130,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID JENKINS AND DANA HENRY n/k/a DANA JENKINS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT W. MAUPIN AND PAULA MAUPIN, HUSBAND AND WIFE,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> **BEING Lot No. 6, on the Plan of Phase 1 and a portion of Phase 2, Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to David Jenkins and Dana Henry n/k/a Dana Jenkins by Warranty Deed from Larry Powell Builders, Inc., dated September 19, 2003, and of record in Instrument # 20030923-0140559, Register's Office for Davidson County, Tennessee.**
>
> **Ths is IMPROVED property known as 1032 Brookside Woods Blvd, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly

authorized representative, this 25th day of May, 2011.

David Jenkins
DAVID JENKINS

By: Dana Jenkins
DANA JENKINS, his attorney in fact
Pursuant to Power of Attorney of
Record in Book *, Page ___ *20110606-0043098
Register's Office for Davidson County, Tennessee

Dana Jenkins
DANA JENKINS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, DANA JENKINS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that She executed the within instrument on behalf of, and as attorney-in-fact for, DAVID JENKINS, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2011.

NOTARY PUBLIC

MY COMMISION EXPIRES: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, DANA JENKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is executed the within instrument.

WITNESS my hand and official seal at office this 25th day of May, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$130,500.00** .

Christy Malone-Smith
AFFIANT

Sworn to and subscribed to before me this 25th day of May, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY