03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110037590 DEEDWARR
Recvd: 06/23/11 09:00 2 pgs
Fees:13.00 Taxes:851.00

20110623-0048118

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

37081

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00 VC

X _____
Affiant

Subscribed and sworn to before me, this 20th day of June, 2011.

Rachelle Caudill
Notary Public
My commission expires: ~~02/11/13~~ 9/22/14

Address of New Owner:	Send Tax Bills to:	Tax Information
Susan J. Kupisch 8919 Lyman Lane Nashville TN 37211	New Owner	173-09-0-A-540

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel Anderson and wife, Kristen Anderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Susan J. Kupisch, hereinafter called the Grantees, their successors 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. 475, on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, and as shown on the Master Deed of record in Instrument No. 20020315-0032825 and suplemented in Instrument No. 20060321-0032382, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Anderson by deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 19, 2006, recorded July 20, 2006, in Instrument No. 20060720-0087852, Register's Office for Davidson County, Tennessee. Daniel Anderson, an unmarried man, conveyed subject property to Daniel Anderson and wife, Kristen Anderson by Quitclaim Deed dated May 1, 2009, recorded May 8, 2009, in Instrument No. 20090508-0042641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8919 Lyman Lane, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Daniel Anderson
Kristen Anderson

WITNESS my hand this 11th day of June, 2011.

Daniel Anderson

Kristen Anderson

STATE OF Missouri
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Anderson and Kristen Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia (city), MO (state), this 11th day of June, 2011.

BLAINE MCQUAID
Notary Public - Notary Seal
State of Missouri
Boone County
My Commission Expires 1-18-2015
Commission # 11135434

Notary Public
State of Missouri at Large

My Commission expires: 01·18·2015