ADDRESS NEW OWNER:
Andrew Tuck Gustin

1148 Pierce Road
Madison, TN 37115

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL NOS.:
43-02-0 9

BILL GARRETT, Davidson County
Trans:T20120040308 DEEDWARR
Recvd: 06/01/12 11:34 3 pgs
Fees:18.00 Taxes:530.95
20120601-0047605

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **C. Woolpert, an unmarried woman, and Louise D. Moss** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Andrew Tuck Gustin, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of the Re-Subdivision of Lots Nos 2 and 6 inclusive of a Subdivision of Lot No. 27 and part of Lot No. 29 of the Dixie Pure Food Subdivision at Amqui, of record in Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description of said lot.

Being the same property conveyed to C. Woolpert and Louise D. Moss, tenants in common with rights of survivorship, from Linda F. Grimes a/k/a Linda F. Loparnos, and husband, Peter Loparnos, by Warranty Deed recorded on June 11, 2010, in Instrument No. 20100611-0045427, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1148 Pierce Road, Madison, TN 37115.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 843, Page 66, said Register's office and all matters therein; (4) Easement of record in Book 4845, Page 27 and Instrument No. 20110720-0055328, said Register's office.

Louise D. Moss warrants that the subject property is not her principal residence and is not subject to any marital rights therein.

CW LDM by CW

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May, 2012.

C. Woolpert

C. Woolpert

Louise D. Moss by C. Woolpert attorney in fact

Louise D. Moss by C. Woolpert, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **C. Woolpert,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **May 2012.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May 2012, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named C. Woolpert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Louise D. Moss, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded in Instrument No. 20120601004760Y in said Register's Office.

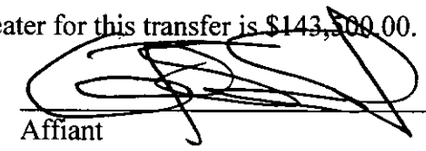
Witness my hand and official seal at office, this 31st day of May 2012.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1205-108

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $143,500.00.



Affiant

Subscribed and sworn before me this 31st day of May, 2012.



Notary Public
My Commission Expires: May 5, 2015

