Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Brandy Elyse Webb
Affiant

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

Notary Public
My commission expires: 4/18/2014

SUMNER COUNTY TRUDY STATE OF TENNESSEE NOTARY PUBLIC

06-1207-74738

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandy Elyse Webb 1425 Ann Street Nashville TN 37216	Sumner Bank & Trust 967A Grassland Pl Gallatin TN 37066	072-11-0 225.00

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, Scott Dupre, a married man, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Brandy Elyse Webb,* hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*single woman

Land in Davidson County, Tennessee, being more particularly described as follows:

Lot 3 of T.E. Guthries UNRECORDED SUBDIVISION of Lots Nos. 58 of 59 on the plan of W.J. Myers Subdivision Maxeys Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot 58 fronting 50 feet on the east side of Pennington Avenue, Lot 59 fronts 70 feet on the east side of Pennington, both lots extend back between parallel lines 150 feet to an alley in the rear. The south line of Lot 59 being the north line of Ann Street, said two lots have been resubdivided by the said T. E. Guthries so as to make three lots fronting on Ann Street of 50 feet each. The said 3 lots are numbered consecutively 1, 2 & 3 beginning at Pennington Avenue, making Lot No. 3 herein conveyed front 50 feet on the north side of Ann Street and extend back between parallel lines 120 feet to a dead line, the east line of Lot 3 being along the west margin of said alley.

Being the same property conveyed to Scott Dupre, an unmarried man by deed from Misty Tobitt and husband, Randy Tobitt, dated April 30, 2007, of record in Instrument No. 20070502-0052638, 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.

Annie Kathleen Dupre, spouse of Scott Dupre, hereby joins in the execution of this instrument to convey any and all marital interest she may have in the subject property.

This property is improved property known as 1425 Ann Street, Nashville, TN 37216

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

BILL GARRETT, Davidson County
Trans:T20120056935 DEEDWARR
Recvd: 08/02/12 09:30 2 pgs
Fees:13.00 Taxes:423.65
20120802-0068305

WITNESS my hand this 31st day of July, 2012.

Scott Dupre

Annie Kathleen Dupre

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Dupre and Annie Kathleen Dupre, 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 Mt. Juliet, TN, this 31st day of July, 2012.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

