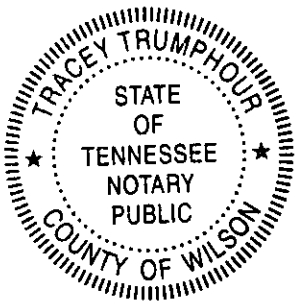
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Lawson	Fifth Third Mortgage Company	053060B06200CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
5247 Rustic Way	3800 W Dublin Granville Rd.	Trans:T20130034875 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 04/29/13 11:05 2 pgs
Cowan, TN 37318	Dublin, TN 43017	Fees:13.00 Taxes:547.23
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130429-0042208

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeremiah Gupton and Elaina Gupton, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert E. Lawson and Maureen Lawson, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 122 on the Plan of Phase Three, Waterford Subdivision, of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeremiah Gupton and Elaina Gupton, husband and wife by Deed from Dorothy S. Hardin, unmarried, dated 08/28/2009 and filed for record on 09/04/2009 in Instrument 200909040083496, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 540, Plat Book 7900, Page 707, said Register's Office.

Restrictions of record in Book 7463, Page 294, said Register's Office.

Restrictions of record in Book 8694, Page 216, said Register's Office.

Restated Restrictions of record in Book 8699, Page 462, said Register's Office. Said restrictions were amended in Book 9309, Page 847 and Book 9530, Page 185, said Register's Office.

By-Laws of record in Book 8715, Page 583, said Register's Office. Said By-Laws were amended of record in Instrument 200903090020515, said Register's Office.

Charter of record in Book 8711, Page 701, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 9393, Page 831 and Book 9393, Page 833, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1964 Waterford Drive, Old Hickory, TN 37138-2834
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 25th day of April, 2013.

Jeremiah Gupton

Elaina Gupton

State of Tennessee
County of Wilson

Personally appeared before me Jeremiah Gupton and Elaina Gupton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122