BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Janice Collins
Affiant

Subscribed and sworn to before me, this 15th day of July, 2013.

Robin S. Edwards
Notary Public

My commission expires: 2/4/2015

BILL GARRETT, Davidson County
Trans:T20130061628 DEEDWARR
Recvd: 07/19/13 09:27 2 pgs
Fees:13.00 Taxes:884.30
20130719-0074769

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Michael Hupp **Judy Stout Hupp**	**New Owner**	**Part of Map\Parcel: 174.185.00**
5684 Cane Ridge Road		
Cane Ridge, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Richard Nelson, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Michael Hupp and wife, Judy Stout Hupp

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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. 5 on the Final Plat of Nelson Subdivision of record in Instrument No. 20120606-0049442, Register's Office for DAVIDSON County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard Nelson, a married man by Warranty Deed from Margaret K. Gilmore, of record in Instrument No. 20100809-0062461, Dated July 20, 2010, Register's Office for DAVIDSON County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20120606-0049442, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20110315-0020443, Register's Office for DAVIDSON County, Tennessee. Amended in Instrument No. 20130621-0063989, Register's Office for DAVIDSON County, Tennessee.
Water Mains, Access Road and Power Line Easement to Metropolitan Government of record in Book 5078, Page 476, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement to USA of record in Book 4420, Page 36, Book 4428, Page 565, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5684 Cane Ridge Road, Cane Ridge, TN 37013.

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 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 except as 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 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.

Witness my/our hand(s) this 15th day of July, 2013.

Richard Nelson

*This property has been used for investment purposes and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Richard Nelson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2013.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **130418JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027