BILL GARRETT, Davidson County
Trans:T20130093664 DEEDWARR
Recvd: 11/01/13 12:37 2 pgs
Fees:13.00 Taxes:656.75

20131101-0113626

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5.2.16

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cherry, unmarried and Wanda Jennings, unmarried, joint tenants in common	F & M Bank	08608008600
	(NAME)	
309 Strombury Court	10 Cadillac Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steve Gupton and Christine M. Gupton, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Cherry, unmarried and Wanda Jennings, unmarried, joint tenants in common, hereinafter called the Grantees, their heirs and assigns, that 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. 389 ON THE PLAN OF CAMDEN WOODS PHASE 1, OF RECORD IN BOOK 6900, PAGE 697 AND 698, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 389 FRONTS 41.81 FEET ON THE SOUTHERLY MARGIN OF STROMBURY COURT AND EXTENDS BACK 105.35 FEET ON THE EASTERLY LINE AND 120.00 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 110.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEVE GUPTON AND CHRISTINE M. GUPTON, WIFE AND HUSBAND, BY DEED FROM GERALD SCHIERA AND WIFE, NANCY SCHIERA, OF RECORD BY INSTRUMENT NO. 20060523-0060311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

STEVE GUPTON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF CHRISTINE M. GUPTON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN BOOK #_____, PAGE_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. #20131101-0113625

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

unimproved ( )
This is improved (X) property, known as 309 Strombury Court, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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, 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 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 30th day of October, 2013.

WARRANTY DEED
(Continued)

Steve Gupton

Christine M. Gupton

By: Attorney-in-fact
Steve Gupton, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of October, 2013, before me personally appeared Steve Gupton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christine M. Gupton and acknowledged that such person executed the same as the free act and deed of Christine M. Gupton.

Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Gupton, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Robert L. Scruggs
2525 21st Ave., South, 2nd Floor
Nashville, TN 37212