BILL GARRETT, Davidson County
Trans:T20140019755 DEEDWARR
Recvd: 03/25/14 10:40 1 pgs
Fees:13.00 Taxes:1035.63

20140325-0024345

WARRANTY DEED

TROUP-H14030

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00 .

Rachel Mayo
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF March, 2014.

Dana Delworth
Notary Public

(Affix Seal)

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#
John Troup and Stephanie Troup, husband and wife	Redstone Federal Credit Union	083.11-0-189.00
2404 Brittany Drive	220 Wynn Drive	
Nashville, TN 37206	Huntsville, AL 35893	

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 consideration, the receipt of which is hereby acknowledged, I/we, JACOB BRIAN ROWLAND TATE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN TROUP AND STEPHANIE TROUP, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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. 302 of Section 4, Fortland Park Subdivision, as of record in Book 5200, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jacob Brian Rowland Tate by deed from Gloria Yvonne Miller, unmarried of record at Inst. 201309050093740, recorded on 09/05/2013, Register's Office for Davidson County, Tennessee.

Subject to restrictive Covenants of record in Book 6336, Page 949, said Register's office, including any revisions/amendments/corrections recorded.

( ) unimproved
This is (X) improved property known as 2404 Brittany Drive, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 19th day of March, 2014:

Jacob Brian Rowland Tate

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JACOB BRIAN ROWLAND TATE, UNMARRIED, the 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 at Sumner County, Tennessee, this 19th day of March, 2014.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015