BILL GARRETT, Davidson County
Trans:T20140057735 DEEDWARR
Recvd: 08/07/14 10:07 2 pgs
Fees:13.00 Taxes:521.70
20140807-0071093

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (10)

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2014.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUSTIN HINES	**VOLUNTEER MORTGAGE INC.**	**075120B00600CO**
1032 BROOKSIDE WOODS BLVD	**ONE VANTAGE WAY, STE E240**	
HERMITAGE, TN 37076	**NASHVILLE, TN 37067**	

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, WE,

ROBERT W. MAUPIN and PAULA MAUPIN, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN HINES, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 6, ON THE PLAN OF PHASE 1 AND A PORTION OF PHASE 2, SECTION 1, BROOKSIDE WOODS, OF RECORD IN Plat Book 9700, Page 397, and amended in Instrument Number 20040616-0071255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. MAUPIN AND PAULA MAUPIN, HUSBAND AND WIFE, BY WARRANTY DEED FROM DAVID JENKINS AND DANA HENRY N/K/A DANA JENKINS, DATED 05/21/2011 AND RECORDED ON 06/06/2011 IN INSTRUMENT NUMBER 20110606-0043099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $130,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1032 BROOKSIDE WOODS BLVD, HERMITAGE, TN 37076.

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 in 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 22nd day of July, 2014.

ROBERT W. MAUPIN

PAULA MAUPIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROBERT W. MAUPIN and PAULA MAUPIN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2014.

Notary Public

My Commission Expires:_____

MY COMMISSION EXPIRES
MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY