LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this the ~~2nd~~ day of August, ~~2014~~ 8/13/2014

Notary Public

My commission expires: 9/12/16

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140062857 DEEDWARR
Recvd: 08/25/14 13:57 3 pgs
Fees:18.00 Taxes:906.50
20140825-0077383

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kenneth E. Warren	Wyndham Capital Mortgage, Inc	**155-00-0-008.00**
8404 Russell Road	6115 Park South Dr #200	
Nashville, TN 37221	Charlotte, NC 28210	

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,

Noel Tulipan and wife, Donna Hummell

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

*

Kenneth E. Warren and Helen Z. Warren

*Wife,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. C. Parrish Associates Civil Engineers, June 28, 1965, as follows:

BEGINNING at a point on the westerly margin of McCrory Lane, at the intersection of said margin and to southern boundary line of the property conveyed to Thomas W. Clark and wife, of record in Book 3613, Page 215, Register's Office for said County; thence with Clark's line, south 89 deg. 30 min. West 282.7 feet to a nail in a 30 inch Chestnut stump, South 24 deg. 25 min. West with a fence 354.5 feet to a concrete monument, and South 85 deg. 03 min. West 186.90 feet to a corner post and concrete monument Clark's southwest corner, being also the northeast corner of the Lum T. Tidwell property; thence with Tidwell's eastern boundary line, South 4 deg. 25 min. West 196.20 feet to the center of an old Road; thence with the center of said old Road, and the northern boundary line of the property conveyed to Henry W. Erickson and wife, of record in Book 2902, Page 172, said Register's Office; thence North 70 deg. 02 min. East 20.87 feet, North 65 deg. 10 min. East 100 feet, North 58 deg. 53 min. East 197.50 feet, North 64 deg. 52 min. East 100 feet, North 68 deg. 58 min. East 100 feet, North 82 deg. 06 min. East 100 feet, South 84 deg. 26 min. East 100 feet, South 73 deg. 44 min. East 100 feet, South 64 deg. 06 min. East 80 feet, South 73 deg. 27 min. East 63.5 feet, North 88 deg. 54 min. East 50 feet to an iron stake and North 9 deg. East 7 feet to the southerly margin of said McCrory Lane; thence with a curve having a radius of 405 feet northwestwardly 204.5 feet to a point in the westerly margin of said Lane at the beginning of another curve; thence with said curve having a radius of 800 feet northwestwardly 316.72 feet to the beginning, containing 4.12 acres, more or less.

Being the same property conveyed to Noel Tulipan and wife, Donna Hummell by Warranty Deed from Andrew A. Sedlak, unmarried, of record in Instrument No. 20081027-0107189, Register's Office for Davidson County, Tennessee, dated October 27, 2008 and recorded on October 27, 2008. (Value of consideration shown in aforementioned deed $280,000.00.)

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 8404 Russell Road, Nashville, TN 37221.

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 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 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 HANDS EFFECTIVE AS OF ~~July 2~~ AUG 13 TH, 2014:

Noel Tulipan by Donna Hummell his atty in fact
Noel Tulipan

Donna Hummell
Donna Hummell

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, ~~XXXXXXXXXXXXX~~ Donna Hummell, 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 the ~~2nd~~ 13TH day of ~~July~~ AUG, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 2nd day of July, 2014.

My Commission Expires:_____

_____
Notary Public

20141208R

ATTACHMENT TO DEED

from Noel Tulipan and wife, Donna Hummell to Kenneth E Warren and Helen Z Warren

dated August 13, 2014

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Donna Hummell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Noel Tulipan ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 13th day of August 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY