WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/15 14:44 2 pgs
Fees:13.00 Taxes:1147.00
20150402-0029014

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of April, 2015

Notary Public
My Commission expires: 2/6/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ronald F. Soares	SAME	07003002300
669 Walker Court		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Gupton Jr. and Diane Gupton, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ronald F. Soares and Beverly A. Soares, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Haynes View Subdivision, of record in Plat Book 3700, Page 71, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Gupton Jr., and wife, Diane Gupton from Marion A. Sowell and wife, Minnie Ann Sowell by Warranty Deed on June 19, 1995, of record in Book 9706, Page 286, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 in the estimated amount of $2,285.10 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07003002300, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 71, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4027, Page 756, Register's Office for Davidson County, Tennessee.

This is improved property known as: **669 Walker Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 2, 2015.

William Gupton Jr. William Gupton, Jr

BY: as attorney-in-fact
Leneiva Head, Attorney-in-fact

Diane Gupton Diane Gupton

BY: attorney-in-fact
Leneiva Head, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Lorenna Hall, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Crafton / Rockcastle, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Crafton JR, the bargainor(s), by the said Lorenna Hall, as Attorney-in-Fact.

WITNESS my hand and seal, this 21 day of April, 2015.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Lorenna Hall, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Drue Crafton, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Drue Crafton, the bargainor(s), by the said Lorenna Hall, as Attorney-in-Fact.

WITNESS my hand and seal, this 21 day of April, 2015.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 11-6-17
Notary's Signature