BILL GARRETT, Davidson County
Trans:T20150051075 DEEDWARR
Recvd: 06/25/15 12:34 2 pgs
Fees:13.00 Taxes:684.50
20150625-0061222

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 185,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2015.

Notary Public

My commission expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Timothy Wayne Gupton** | **IberiaBank Mortgage Company** | **16106010600** |
| **742 Tobylynn Drive** | **12719 Cantrell Road** | |
| **Nashville, TN 37211** | **Little Rock, AR 72223** | |

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,

**James P. Williams, Jr and wife, Martha Joan Williams**

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

**Timothy Wayne Gupton**

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:

Land in Davidson County, Tennessee, being Lot No. 148 on the plan of Huntington Park, Section Two, of record in Plan Book 4175, page 108, Register's Office for said county.

Said Lot No. 148, which is a corner lot, fronts 96.54 feet on the northerly margin of Tobylyn Drive and fronts 94.76 feet on the easterly margin of Whitaker Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 137.50 feet on the northerly line and 118.9 feet on the easterly line to a point of intersection.

Being the same property conveyed to James P. Williams, Jr and wife, Martha Joan Williams by Warranty Deed from Smithson Construction Company, a Tennessee corporation dated 04/24/73 and recorded on 04/25/73 in Book 4701, page 284, said Register's Office for said county.

*

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 742 Tobylynn Drive, Nashville, TN 37211.

* POWER OF ATTORNEY OF RECORD IN BOOK 1375, Page 3607, IN THE REGISTER OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

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 16th day of June, 2015.

James P. Williams, Jr

Martha Joan Williams
**By: Diane E. Austin**
**Her Attorney in Fact**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, James P. Williams, Jr ~~and Martha Joan Williams~~, 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 16th day of June, 2015.

Notary Public

My Commission Expires: 9/11/17

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **DIANE E. AUSTIN** to me known to be the person who executed the foregoing instrument in behalf of **MARTHA JOAN WILLIAMS as his** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **MARTHA JOAN WILLIAMS**

Witness my hand, at office, this 16th day of June, 2015.

Notary Public

My Commission Expires: 9/11/17