WARRANTY DEED

Bill Garrett
Batch# 48525
01/18/2018 08:19:18 AM
Fees: $13.00 Taxes: $2,656.84

Davidson County
DEEDWARR
2 pgs

20180118-0005073

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 018580-04387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

"AL CONSIDERATION OR VALUE, WHICHEVER IS
OR THIS TRANSFER IS $718,064.00

Affiant

..ED AND SWORN TO BEFORE ME, THIS 5th DAY OF
January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Alan Kuphall and Josette Goff Kuphall	IberiaBank Mortgage	
(NAME)	(NAME)	
1009 A Grandview Dr.	12719 Cantrell Rd #200	118131A00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **AUBREY B. HARWELL, JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG ALAN KUPHALL AND JOSETTE GOFF KUPHALL, HUSBAND AND WIFE,** 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 Unit 1 of 1009 GRANDVIEW HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1009 GRANDVIEW HOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151020-0106330, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1009 GRANDVIEW HOMES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151020-0106330, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Warranty Deed from Elizabeth P. Lawhon, unmarried, recorded on the 5th day of October, 2005 in Instrument No. 20051005-0119936, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1009 A Grandview Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 5th day of January, 2018

Aubrey B. Harwell Jr. Trustee
By Stephen C. Sexton Atty in Fact

AUBREY B. HARWELL, JR., TRUSTEE, BY: STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of January, 2018, before me personally appeared Stephen C. Sexton to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019