Karen Johnson Davidson County
Batch# 184943 DEEDWARR
01/17/2019 10:56:47 AM 2 pgs
Fees: $13.00 Taxes: $545.75

20190117-0004982

WARRANTY DEED

GAINES-H18399

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF January, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary Gaines	Daniel N. Stupka and Andrea L. Stupka	025.04-0-040.00
216 West Cedar	105 Crosspointe	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

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 consideration, the receipt of which is hereby acknowledged, I/we, DANIEL N. STUPKA AND WIFE ANDREA L. STUPKA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GARY GAINES, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 on the Map of W. C. Moncrief's Subdivision of Goodlettsville, of a part of the Mathes Subdivision and described according to a copy of a survey thereof, made by J. R. Scott, Surveyor, October 4, 1994, as follows:

Beginning at a point in the south margin of Cedar Street, at the corner of lots No. 8 and 9; thence with the line between said lots southerly 150 feet to a point; thence North 72 degrees West 75 feet to the corner of Lots No. 7 and 8; thence with line between said lots northerly 150 feet to the south margin of cedar Street' thence with the margin of the same, South 72 degrees East 75 feet to the beginning.

Being the same property conveyed to Daniel N. Stupka and wife, Andrea L. Stupka by Deed of record in Instrument # 20060523-0060565, recorded 5/23/2006, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 216 West Cedar, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of January, 2019 :

Daniel N. Stupka

Daniel N. Stupka

Andrea L. Stupka

Andrea L. Stupka

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brian M Hamrick, a Notary Public in and for said County and State, the within named DANIEL N. STUPKA AND WIFE ANDREA L. STUPKA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 14th day of January, 2019.

Notary Public

My Commission Expires: _____