Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 366772 DEEDWARR
03/04/2020 01:18:02 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20200304-0024196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANN MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aron Linn Applegate	(NAME) NEW OWNER	MAP 22
3550 Bear Hollow Road (ADDRESS)	(ADDRESS)	22-82
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Patsy A. Gupton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aron Linn Applegate, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Situated in the 14th Civil District of said County and State, on the North side of Bear Hollow Road and bzeginning at a point (an iron pin) in the Northerly margin of said Road, said point being 1268 feet more or less West from the center of White's Creek Pike; thence North 15 degrees 30 minutes West 233 feet to a stake; thence North 41 degrees West 198 feet to a stake; thence North 55 degrees 30 minutes West 285 feet to a stake; thence North 33 degrees West 330 feet to a stake; thence North 6 degrees 40 minutes East 420 feet to a Chestnut Snag; thence South 87 degrees 30 minutes East 250 feet; thence South 23 degrees 15 minutes East 1000 feet to a stake; thence North 80 degrees 45 minutes East 113 feet to a white oak; thence South 4 degrees 30 minutes East 382 feet to an iron pipe on the Northerly margin of Bear Hollow Road; thence with the Northerly margin of Bear Hollow Road, North 70 degrees West 264 feet to the point of beginning containing 9.62 acres according to a survey of Z. J. Wilkinson, Surveyor, made May 13th, 1955.

Being the same property conveyed to Carl R. Gupton and Charles E. Gupton, Jr. by Warranty deed from Harriet Stanfield Gupton of record in Book 11642, page 864, Register's Office for Davidson County, Tennessee, dated August 19, 1999 and recorded on August 31, 1999.

Being the same property conveyed to Carl R. Gupton by Quitclaim deed from Charles E. Gupton, Jr. of record in Instrument No. 20070319-0032883 Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 19, 2007.

Being the same property conveyed to Carl R. Gupton and wife, Patsy A. Gupton by Quitclaim deed from Carl R. Gupton, married of record in Instrument No. 20081021-0105413 Register's Office for Davidson County, Tennessee, dated October 10, 2008 and recorded on October 21, 2008.

The said Carl R. Gupton having died on January 31, 2019, survived by his wife, Patsy A Gupton.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3550 Bear Hollow Road, Whites Creek, TN 37189
(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

WARRANTY DEED
(Continued)

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 2nd day of March, 2020.

Patsy A. Gupton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patsy A. Gupton, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2020.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072