Karen Johnson Davidson County
Batch# 426629 DEEDWARR
06/26/2020 10:14:50 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20200626-0069272

ADDRESS NEW OWNERS and
SEND TAX BILLS:
KENNETH B. GUPTON and wife
MARY BETH GUPTON
105 Joshua Run
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
25 - 7 - 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOE E. BROWN widowed, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KENNETH B. GUPTON and wife, MARY BETH GUPTON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on the map of Ranchwood Estates, Section Three, as of record in Book 3300, Page 59, Register's Office for said County.
>
> Said Lot No. 54 fronts 35.5 feet on the southerly side of the terminus of Rosehill Court and extends back 282.2 feet on the easterly line and 282.1 feet on the westerly line to a dead line in the rear, which is a broken line measuring 243.03 feet thereon.
>
> Being the same property conveyed to Joe E. Brown and wife, Francis W. Brown by Warranty Deed from Alton E. Huffines and wife, Reba J. Huffines, dated February 25, 1975, recorded March 5, 1975, in Record Book 4893, Page 819, Register's Office for Davidson County, Tennessee. Francis W. Brown having since died on October 4, 2016.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 411 Rosehill Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 22 day of June, 2020.

Joe E Brown by Jennifer Brown Attorney-in-fact
JOE E. BROWN
By: JENNIFER BROWN, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, JENNIFER BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOE E. BROWN as Attorney-in-Fact, and who acknowledged that she executed the within instrument as the free act and deed of the said JOE E. BROWN.

Witness my hand at office this 22 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

AFFIANT

Subscribed to and sworn before me, this the 22 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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