WARRANTY DEED

Please record and return to:
Forsythe T[illegible]ow
2525 W[illegible]ue #350
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

Susan B. Mott
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 08/14/06 14:22 2 pgs
Fees:13.00 Taxes:1156.25
20060814-0100029

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan T. Wilson	Joan T. Wilson	Map 054-09, Group A, Parcel 3.00
(NAME) Lot #3 Lakeshore Pointe	(NAME) Same	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, Bradley Upchurch and wife, Betty Upchurch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan T. Wilson, unmarried, 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:

Being Lot No. 3 on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II as shown by plat appearing of record in Instrument No. 20040903-0106917, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bradley Upchurch and wife, Betty Upchurch from Vay, LLC, a Tennessee limited liability company, by Warranty Deed dated September 17, 2004, of record in Instrument Number 20040924-0115393, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Lot #3 Lakeshore Pointe, Old Hickory, TN 37138
(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 our hands this 2nd day of August, 2006.

Bradley Upchurch

Betty Upchurch

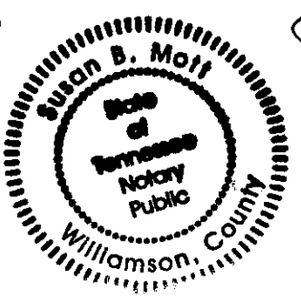
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Upchurch and wife, Betty Upchurch the bargainor (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 and official seal at Brentwood, Tennessee this 2nd day of August, 2006.

Commission expires: 1-16-08



Susan B. Moff

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027