Davidson County DEEDWARR
Recvd: 10/30/06 15:17 2 pgs
Fees:13.00 Taxes:673.40

20061030-0134610

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Jason McCarrick	Countrywide Home Loans, Inc.	141-06-0 A
804 Poplar Ridge Court	1520 Memorial Boulevard Suite 104	GROUP
Nashville, Tennessee 37221	Murfreesboro, Tennessee 37129	PARCEL 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Eighty Two Thousand Dollars and Zero Cents ($182,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ben R. Upton and wife, Elizabeth Upton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason McCarrick, unmarried, and Andrea Killen, unmarried, as tenants in common with right of survivorship, 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. 71 on the Plan of Section Four, Poplar Ridge, a Planned Unit Development, of record in Plat Book 9700, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made more a more complete description of the property.

BEING the same property conveyed to Ben R. Upton and Elizabeth Upton, and wife as Joint Tenants, by deed dated August 31, 2004, from Robert C. Leffler and Lily M. Leffler, husband and wife, of record as Instrument No. 20040902-0106626 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 804 Poplar Ridge Court, Nashville, Tennessee 37221

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 27th day of October 2006.

Ben R. Upton

Elizabeth Upton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Ben R. Upton and Elizabeth Upton, the bargainors, 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 Nashville, Tennessee, this 27th day of October 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY