WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

Davidson County DEEDWARR
Recvd: 11/13/08 14:57 2 pgs
Fees:13.00 Taxes:517.63

20081113-0112444

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cedric D. Little	Realty Mortgage	Map 53-9-B
(NAME) 1820 Wilson Camp Circle	(NAME) 215 Katherine Dr.	Parcel 55 CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Flowood MS 39232	
(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, **JAMES E. UPCHURCH AND JANICE B. MITCHELL, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CEDRIC D. LITTLE AND JEQUAY M. GRAY, TENANTS IN COMMON WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Cumberland Station at Wilson Camp, Section 2, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James E. Upchurch and Janice B. Mitchell, both unmarried as joint tenants with right of survivorship, by deed from Randall Phillips Homes, LLC of record in Instrument #20030725-0104181, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20020903-0105967, said Register's Office; (c) restrictive covenants of record in Book 10585, page 496, Instrument #20011015-0112096, Instrument #20020722-0087864, Instrument #20020919-0114055, Instrument #20020919-0114056, Instrument #20031030-0159798, Instrument #20031030-0159799, Instrument #20041115-0136852, Instrument #20041115-0136853, Instrument #20060213-0017249, Instrument #20061024-0131768 and Instrument #20061024-0131769, said Register's Office; and (d) easements of record in Instrument #20011126-0128251, Instrument #20011017-0113082, Instrument #20020722-0087470 and Instrument #20030214-0020550, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1820 Wilson Camp Circle, Madison, Tennessee 37115

(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 30 day of October, 2008.

James E. Upchurch

James B. Mitchell by Kevin D. Montgomery, Attorney in Fact

Janice B. Mitchell by Kevin D. Montgomery,
Her Attorney in Fact

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 James E. Upchurch, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of October, 2008.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2008, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Janice B. Mitchell and acknowledged that he executed the same as the free act and deed of Janice B. Mitchell.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2008.

Commission expires:

Notary Public