WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090022647 DEEDWARR
Recvd: 04/06/09 10:41 2 pgs
Fees: 13.00 Taxes: 473.60
20090406-0031076

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF April, 2009

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Henderson[illegible] TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily G. Jones and Thomas E. Jones and Patrice I. Jones	Countrywide Bank, FSB	161160A01700CO
(NAME) 5845 Nolensville Pike, Apt. 133	(NAME) 801 Crescent Centre Dr, Ste 510	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN, ,37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, Martha L. Webb now known as **Martha Upchurch**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily G. Jones and Thomas E. Jones and Patrice I. Jones**, Tenants In Commons 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 Unit No. 17 on the Plan of Townhomes of Shadow Glen as shown on Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179;Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martha L. Webb, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded December 10, 2004 in Instrument No. 20041210-0147315, Register's Office for Davidson County, Tennessee. Martha L. Webb now known as Martha Upchurch.

Chad Upchurch, spouse of Martha Upchurch, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5845 Nolensville Pike, Apt. 133, Nashville, TN 37211

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, has 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 23rd day of March, 2009.

Martha Upchurch
Martha Upchurch

Chad Upchurch
Chad Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Martha Upchurch**, and Chad Upchurch the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of March, 2009.

Kelley Ann Callaghan
Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON