BILL GARRETT, Davidson County
Trans: T20130002630 DEEDWARR
Recvd: 01/10/13 09:32 2 pgs
Fees: 13.00 Taxes: 480.63

20130110-0003156

WARRANTY DEED

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of Dec 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Pewitt	New Owner	08304001400
(NAME)	(NAME)	
2011 Rosecliff Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Tonya Upchurch**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto**Jeremy D. Pewitt**, 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. 126 on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for said county.

Said Lot No. 126 fronts 65 feet on the northerly margin of Rosecliff Drive and extends back 242.2 feet on the easterly line and 219.7 feet on the westerly line to a line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Tonya Upchurch by Warranty Deed from Evelyn Frances Lewis dated April 3, 2006 of record in Instrument No. 20060405-0038649, Register's Office of Davidson County, Tennessee.

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 2011 Rosecliff Drive, Nashville, TN 37206

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 28th day of **December, 2012.**

X _____
Tonya Upchurch

STATE OF WEST VIRGINIA
COUNTY OF X Jefferson

Personally appeared before me, the undersigned authority, **Tonya 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 **28th** day of December, 2012. ,

X _____
Notary Public

My commission expires: X Sept 13, 2022

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
TRESSY RAMPERSAD
[illegible]