BILL GARRETT, Davidson County
Trans: T20130022383 DEEDWARR
Recvd: 03/19/13 13:15 2 pgs
Fees: 13.00 Taxes: 1091.50

20130319-0027230

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Stevenson	New Owner	Map 104-2-T
(NAME)	(NAME)	
3014 Hedrick Street Unit 502		Parcel 502 CO
(ADDRESS)		
Nashville, TN 37203		
(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, I, **WILLIAM SCOTT UPSHALL A/K/A SCOTTIE UPSHALL, TRUSTEE OF THE WILLIAM SCOTT UPSHALL FAMILY TRUST DATED SEPTEMBER 28, 2011, AN UNRECORDED REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW J. STEVENSON***, 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:

*unmarried person

Land in Davidson County, Tennessee, being Unit No. 502, also known as PH2, and Parking Space #12, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums of record in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to William Scott Upshall a/k/a Scottie Upshall, as Trustee of the William Scott Upshall Family Trust dated September 28, 2011, an unrecorded revocable trust, with full power and authority to protect and conserve and to sell, lease, encumber or otherwise manage and dispose of the real property, by Special Warranty Deed from Scottie Upshall, a single man, of record in Instrument No. 20120201-0009124, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 11190, page 63, said Register's Office; (c) restrictive covenants of record in Instrument 20000714-0069948 and Instrument No. 20010524-0054282, said Register's Office; and (d) easement of record in Instrument No. 20000802-0076554, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3014 Hedrick Street Unit 502, Nashville, Tennessee 37203
(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 my hand this 15th day of March, 2013.

William Scott Upshall a/K/a Scottie Upshall, Trustee

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared William Scott Upshall A/K/A Scottie Upshall, 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, and who further acknowledged that he is the Trustee of The William Scott Upshall Family trust Dated September 28, 2011, an Unrecorded Revocable Trust, and executed the within instrument as such Trustee.

Witness my hand and official seal at Florida this 15th day of March, 2013.

Commission expires:

Notary Public

NEAL JONATHAN ADLER
Comm# DD0876095
Expires 5/4/2013
Florida Notary Assn., Inc