WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042221 DEEDWARR
Recvd: 05/21/13 10:16 2 pgs
Fees:13.00 Taxes:795.50

20130521-0051062

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2013.

Notary Public

My commission expires: 9.21.15

(AFFIX SEAL)

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE MICHELLE HIGH My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Todd Upchurch	New owner	**Map 126-16-0-A Parcel 682-00co**
1333 Westvale Dr.	same	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caleb Wade Baker and wife, Ashlee Mae Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Upchurch and Jan E. Upchurch, husband and wife

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. 585 on the Plan of Final Plat of Parkview at Riverwalk, Phase 2, a Planned Unit Development, as of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Caleb Wade Baker and wife, Ashlee Mae Baker, by Deed dated March 24, 2010, from Norfolk Homes of Nashville, Inc., a Michigan Corporation, of record in Instrument No. 20100324-0022036, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and ByLaws, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, in Instrument No. 20040430-0049313, in Instrument No. 20040506-0051985, and Supplemental for Parkview at Riverwalk of record in Instrument No. 20050308-0025001, and further amended in Instrument No. 20060320-0031638, in Instrument No. 20061103-0136691, and in Instrument No. 20061214-0154502, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **1333 Westvale Dr., Nashville, TN 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 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/our hand(s) this **9th** day of **May, 2013.**

Caleb Wade Baker

Ashlee Mae Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Caleb Wade Baker and Ashlee Mae Baker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **May, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.