BILL GARRETT, Davidson County
Trans:T20140050431 DEEDWARR
Recvd: 07/15/14 09:35 3 pgs
Fees:18.00 Taxes:370.00
20140715-0062182

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to Belle Meade Title & Escrow
#266

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **William E. Van Buren by and through Christy Warren, his duly appointed conservator as appointed by Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P1254**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Upside, LLC, a Tennessee limited liability company**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being the Easterly parts of Lots Nos. 1 and 2 and part of Lot No. 2-A on the map of R. M. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office of said County, described according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows: Beginning at a point on the Northerly margin of McGavock Road, 124 feet Easterly from the intersection of the Northerly margin of said road and Easterly margin of a 5 foot reserved strip lying on the Easterly side of Oxford Avenue; thence with the Northerly margin of said McGavock Road Easterly 114.5 feet to the westerly margin of 15 foot alley; thence with the Westerly margin of said alley Northerly 83 feet to the Southwest corner of a part of said Lot No. 2-A conveyed to Chester Walker by deed from C.E. Walker and wife, of record in Book 714, Page 497, Register's Office for said County, thence with the Westerly line of said Chester Walker lot, Northerly 85 feet to the Northwest corner of said lot, said point being in the Northerly line of said Lot No. 2-A, thence with the Northerly line of said Lot No. 2-A, Westerly 95.7 feet to a stake; thence Southerly 190 feet to the point of beginning.
>
> Being the same property conveyed to William E. Van Buren by deed of record in Instrument No. 20000912-0090596, Register's Office of Davidson County, Tennessee. See also, Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P1254, of record in Instrument No. 20140701-0057471.
>
> Tax Parcel No. 07207013400.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 11th day of July, 2014.

William E. Van Buren by Christy Warren, conservator

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Christy Warren, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the conservator as appointed by Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P1254 and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 11th day of July, 2014.

My commission expires:
4-23-2018

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2014.

My commission expires:
1-24-[illegible]

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW PROPERTY OWNERS:

Upside LLC

P.O. Box 160730

Nashville, Tennessee 37216

PERSON(S) RESPONSIBLE FOR TAXES:

Upside, LLC

P.O. Box 160730

Nashville, Tennessee 37216