BILL GARRETT, Davidson County
Trans:T20140066667 DEEDWARR
Recvd: 09/08/14 11:15 2 pgs
Fees:13.00 Taxes:872.83
20140908-0082018

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 235,900.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Brittany Goins
Notary Public

My commission expires: 8-17-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBYN RENEE PROBUS	**F&M BANK**	**126160A68200**
1333 WESTVALE DR	**10 CADILLAC DRIVE, SUITE 100**	
NASHVILLE, TN 37221	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

MICHAEL UPCHURCH and JAN E. UPCHURCH, HUSBAND AND WIFE

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

ROBYN RENEE PROBUS, SINGLE WOMAN

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 MICHAEL UPCHURCH and JAN E. UPCHURCH, husband and wife, BY WARRANTY DEED FROM CALEB WADE BAKER AND WIFE, ASHLEE MAE BAKER, DATED 05/09/2013 AND RECORDED ON 05/21/2013 IN INSTRUMENT NUMBER 20130521-0051062, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CALEB WADE BAKER AND WIFE, ASHLEE MAE BAKER, BY WARRANTY DEED FROM NORFOLK HOMES OF NASHVILLE, INC., A MICHIGAN CORPORATION, DATED 03/18/2010 AND RECORDED ON 03/24/2010 IN INSTRUMENT NUMBER 20100324-0022036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

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, 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 in 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 29th day of August, 2014.

Michael Upchurch
MICHAEL UPCHURCH

Jan E. Upchurch
JAN E. UPCHURCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL UPCHURCH and JAN E. UPCHURCH, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Jana D. Drury
Notary Public

MY COMMISSION EXPIRES
My Commission Expires: MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY