This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1254**

BILL GARRETT, Davidson County
Trans:T20140090904 DEEDWARR
Recvd: 12/04/14 12:39 2 pgs
Fees:13.00 Taxes:647.50
20141204-0111247

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/01/2014**, by and between **Brandon Upton and Sarah Upton, a married couple** parties of the first part, and **Herschel Fisher, and April Harrington, Husband and Wife** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 99 on the plan of section one, addition to Fairway View, as of record in Book 3106, Page 111, Register's Office of Said County.

Said Lot No. 99 fronts 70 feet on the southwesterly side of Ryburn Drive and extends back 218.1 feet on the southeasterly line and 215 feet on the northwesterly line to a dead line, measuring 107.57 feet thereon.

Being the same property conveyed to Brandon Upton and Sarah Upton, a married couple by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated November 20, 2013, in Instrument No. 20131202-0122277, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **053 06 0 004.00**

☒ Improved **211 Ryburn Drive, Old Hickory, TN 37138**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brandon Upton

Sarah Upton

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brandon Upton and Sarah Upton** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of December, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Herschel Fisher**

and Address: **211 Ryburn Drive, Old Hickory, TN 37138**

Mail tax bills to:

Peoples Home Equity, Inc.
5205 Maryland Way, Suite 101
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$175,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1st day of December, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY