P15-20464

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150007269 DEEDWARR
Recvd: 01/29/15 12:39 2 pgs
Fees:13.00 Taxes:888.00
20150129-0008570

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Onward and Upward, LLC	NEW OWNER	082090J32400CO
7677 Andrews Lane		
Custer, WI 54423-9771		
(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, **Larry J. Mechem, Sr., Trustee of the Larry J. Mechem, Sr. Revocable Trust Agreement dated December 28, 1999 and Nancy J. Mechem, Trustee of the Nancy J. Mechem RevocableTrust Agreement dated December 28, 1999,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Onward and Upward, LLC, a Wisconsin Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit No. 324 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Larry J. Sr. and Nancy J. Mechem Revocable Trust by Warranty deed from Lawrence Bros, LLC., a Tennessee limited liability company of record in Instrument No. 20060905-0109172 Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 05, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **324 Van Buren Street, Nashville, TN 37208.**

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 their hands this the 28th day of January, 2015.

Larry J. Mechem Trustee

Larry J. Mechem, Trustee of the Larry J. Mechem, Sr. Revocable Trust Agreement dated December 28, 1999

Nancy J. Mechem Trustee

Nancy J. Mechem, Trustee of the Nancy J. Mechem Revocable Trust Agreement dated December 28, 1999

Larry J. Mechem Sr.

Larry J. Mechem, Sr., Individually

Nancy J. Mechem

Nancy J. Mechem, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry J. Mechem, Sr., Trustee of the Larry J. Mechem, Sr. Revocable Trust Agreement dated December 28, 1999 and Nancy J. Mechem, Trustee of the Nancy J. Mechem RevocableTrust Agreement dated December 28, 1999,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of January, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry J. Mechem, Sr., Individually, and Nancy J. Mechem, Individually,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of January, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public