STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF February, 2015.

NOTARY PUBLIC

My Commission expires: 8/25/18

L. BRONER McCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14120026

Address of New Owner	Send Tax Bills To:	Tax Information:
Andrew Upchurch and Brent Upchurch, husband and wife 5032 Pine Valley Road Ashland City, TN 37015	Same	056-002.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael K. Upchurch, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Andrew Upchurch and Brent Upchurch, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a stake in the southern margin of a 30-foot private road, the said stake being located 840 feet southward from the south margin of Bull Run Road; running thence South 10-1/2 deg. West 830 feet to a stake; thence South 68 deg. East 105 feet to a stake; thence North 10-1/2 deg. East 830 feet to a stake in the southern margin of a private road; thence with the southern margin of said private road North 68 deg. West 105 feet to the point of beginning, containing 2 acres, more or less; together with the 30-foot right of way of the said private road to enter the property described herein.

Being the same property conveyed to Michael K. Upchurch, unmarried, by Quitclaim Deed from Joseph Lumley, unmarried, of record as Instrument No. 20040723-0088326, dated June 24, 2004, said Register's Office. And being the same property conveyed to Michael K. Upchurch, unmarried, by deed from John C. Boone, Administrator of the Estate of Kimberly Knox, of record as Instrument No. 20040723-0088327, dated July 9, 2004, said Register's Office.

This is improved property generally located:
5032 Pine Valley Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons

BILL GARRETT, Davidson County
Trans:T20150012947 DEEDWARR
Recvd: 02/23/15 10:42 2 pgs
Fees:13.00 Taxes:288.60
20150223-0015277

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.

IN WITNESS WHEREOF, **Michael K. Upchurch** has caused this instrument to be executed, this the 20th day of February, 2015.

Michael K. Upchurch

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Michael K. Upchurch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 20th day of February, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY