WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150072997 DEEDWARR
Recvd: 08/27/15 14:36 2 pgs
Fees:13.00 Taxes:571.65
20150827-0087029

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-25-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher and Beth Darnell and Edward W. Upchurch, Jr.	Highlands Residential Mortgage,LTD	
(NAME) 2611 Whites Creek Pike	(NAME) 12001 N. Central Expressway, Suite 750	59 160
(ADDRESS) Nashville, TN 37207	(ADDRESS) Dallas, TX 75243	
(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, I, **MICHAEL A. OVERTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER DARNELL AND BETH DARNELL, HUSBAND AND WIFE, AND EDWARD UPCHURCH, A MARRIED MAN, AS TENANTS IN COMMON,** 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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WHITES CREEK PIKE, SAID POINT BEING THE NORTHWEST CORNER OF THE E.T. NIGHTINGALE TRACT, AND 100 FEET NORTHERLY FROM THE NORTHWEST CORNER OF THE CHARLES W. BENDER TRACT; THENCE, N. 56 DEG. 15' EAST 435.6 FEET TO A POINT IN THE NORTHERLY LINE OF THE E.T. NIGHTINGALE TRACT; THENCE, S. 36 DEG. 45' EAST 100 FEET TO A POINT; THENCE, S. 56 DEG. 15' WEST 435.6 FEET ALONG N.G. SIMMONS SOUTHERLY LINE TO A POINT IN THE EASTERLY LINE OF WHITES CREEK PIKE; THENCE, N. 36 DEG. 45' WEST 100 FEET ALONG THE EASTERLY MARGIN OF SAID WHITES CREEK PIKE TO THE POINT OF BEGINNING.

Being the same property conveyed to Michael A. Overton and wife, Iris N. Overton by deed from Iris Nightingale Haynes Overton and Stephanie C. Nightingale, of record in Book 7929, page 508, Register's Office for Davidson County, Tennessee. Iris N. Overton has since died, vesting title solely in Michael A. Overton as the surviving tenant by the entirety.

This conveyance is subject to (a) 2015 real property taxes and all easements and restrictions of record.

This is improved x unimproved property, known as 2611 Whites Creek Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 20th day of August, 2015.

MICHAEL A. OVERTON

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 Michael A. Overton, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015