WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Infinium Builders, LLC	New Owner	11905021400
(NAME)	(NAME)	
393 Normandy Drive		Davidson County DEEDWARR Recvd: 12/15/15 14:43 3 pgs Fees:18.00 Taxes:325.60 **20151215-0126069**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, The Estate of Jo Ann Upchurch, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Infinium Builders, LLC, 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:

Being Lot No. 28 on the Map of Re-subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 and Block 23 and 24, Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office, Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the Northerly margin of Lutie Street and extends back between parallel lines, 180 feet to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to James Upchurch, Jr. et ux Jo Ann Upchurch by Warranty Deed from Isabel Carter Allen and husband, Ernest Allen, recorded on the 21st day of October, 1977 in Deed Book 5212, Page 631, in the Register's Office of Davidson County, Tennessee. The said James Upchurch, Jr. having since died and property was vested to Jo Ann Upchurch. The said Jo Ann Upchurch having since died on October 18, 2011. By Last Will and Testament of Jo Ann Upchurch property was left to her heirs. The said heirs being James Daniel Lunn, Richard Oliver Lunn and David Lunn. The said James Daniel Lunn and Richard Oliver Lunn having since Quitclaimed their interest in and to the above described property to David Lunn, by Quitclaim Deed of record in Instrument No.: 20151215-0126068, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 212 Lutie Street, Nashville, TN 37210

(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 11th day of December, 2015.

By:_____
David Lunn, Heir-at-Law of The Estate of Jo Ann Upchurch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **TRUSTEE** of the **The Estate of Jo Ann Upchurch**, the within named bargainor, and he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as **TRUSTEE**.

WITNESS my hand and seal, this 11th day of December, 2015.

My Commission Expires:

_____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

_____
Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).