BILL GARRETT, Davidson County
Trans:T20160003595 DEEDWARR
Recvd: 01/14/16 10:21 2 pgs
Fees:13.00 Taxes:695.42
20160114-0003934

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Arthur Dallas Upchurch and Shirley Marie Upchurch

TO: Yadira Sandoval and Rolando Sandoval
6364 Old Hickory Blvd
Whites Creek TN 37189

MAP & PARCEL:
039-00-0-015.00

SEND TAX BILLS TO: ~~SAME~~ First Bank
318 Seaboard Ln #205
Franklin TN 37067

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 which are hereby acknowledged, we, Arthur Dallas Upchurch, and wife, Shirley Marie Upchurch, Grantors herein; have bargained and sold and by these presents do convey unto Yadira Sandoval and Rolando Sandoval, husband and wife, Grantees herein, their successors and assigns, the following described property:

A certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, May 8, 1954, as follows:

BEGINNING at point in the center line of Old Hickory Boulevard, 200 feet from the southwest corner of the property conveyed to Grady Proctor, by deeds of record in Book 1085, page 105, and Book 1088, page 28, said Register's Office, thence north 87 degrees east along Proctor's line 257.5 feet to a point; thence south 54 degrees 25 minutes east 238 feet to a point in Ezell Dickerson's line; thence north 87 degrees west 365.2 feet to the center line of said boulevard; thence with center line of same north 6 degrees 30 minutes east 150 feet to the beginning. containing .89 acres, more or less.
Being the same property conveyed to Arthur Dallas Upchurch and wife, Shirley Marie Upchurch by deed from T.V. McMahan and wife, Annie Mai McMahan, dated April 24, 1973, of record in Deed Book 4701, page 666, Register's Office for Davidson County, Tennessee.

Included herewith are all of the Grantors' rights in driveway easement of record in Instrument No. 20040722-0087596, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to rights of the public in and to the right of way for Old Hickory Boulevard; driveway easement of record in Instrument No. 20040722-0087596, Register's Office of Davidson County; and all other matters of record.

This is improved property known as 6364 Old Hickory Boulevard, Joelton, TN 37189.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 13th day of January, 2016.

Arthur Dallas Upchurch

Shirley Marie Upchurch

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Arthur Dallas Upchurch, and wife, Shirley Marie Upchurch the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 13th day of January, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $187,950.00.

Affiant

SWORN to and subscribed before me,

this the 13 day of January, 2016.

NOTARY PUBLIC

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 3-20-18