BILL GARRETT, Davidson County
Trans:T20160004876 DEEDWARR
Recvd: 01/19/16 15:04 2 pgs
Fees:13.00 Taxes:1054.50
20160119-0005343

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2016

Notary Public
My commission expires: 9-19-2018

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Juan F. Saldana 6629 Upton Lane Nashville, TN 37209	New Owner	102-07-0-083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee of The 6629 Upton Lane Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Juan F. Saldana,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 26, Charlotte Park formerly "Beacon Square Section 2" of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57 fronts 79.05 feet on the Easterly side of Upton Lane and extends back 199.28 feet on the Northerly line and 184.73 feet on the Southerly line to a dead line in the rear on which it measures 86.32 feet.

Being the same property conveyed to Alfred Douglas Lillicrap and wife, Brenda R. Lillicrap by Warranty deed from Everett D. Sterrenberg and wife, Dorothy K. Sterrenberg of record in Book 4613, page 333, Register's Office for Davidson County, Tennessee, dated June 26, 1972 and recorded on June 26, 1972

Being the same property conveyed to Trey Cain, Trustee The 6629 Upton Lane Trust by Warranty deed from Brenda Lillicrap of record in Instrument No. 20150513-0043723 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015.

This property is improved property known as 6629 Upton Lane, Nashville, TN, 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 4th day of January, 2016.

The ~~6629~~ Upton Lane Trust

By: _____
Amanda Dean

Its: ~~Trustee~~ Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean, ~~Trustee~~ Successor Trustee of The 6629 Upton Lane Trust** the bargainor(s), 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 as ~~Trustee~~ Successor Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of January, 2016.

_____
Notary Public

My Commission expires: 5-5-19

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

FILE NO: 2015124083