RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167199

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016. NOTARY PUBLIC My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Upthegrove and wife, Kara-Mariah Upthegrove 1040 Fitzpatrick Road Nashville, TN 37214	First Community Mtg. 275 Robert Rose Dr. Murfreesboro, TN 37129	108 04 0 187.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eight Thousand and 00/100 Dollars ($208,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD LEAR AND JACLYN LEAR, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN M. UPTHEGROVE AND WIFE, KARA-MARIAH UPTHEGROVE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 353, SECTION SEVEN, LARCHWOOD, as shown on plat of record in Plat Book 6900, Page 274, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Lear and Jaclyn Lear, husband and wife, by Warranty Deed from Gregory C. Lantz, unmarried, and Linda Runge, unmarried, dated 4/4/2013, recorded 4/8/2013, of record in Instrument # 20130408-0034365, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1040 Fitzpatrick Road, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans: T20160024372 DEEDWARR
Recvd: 03/28/16 09:36 2 pgs
Fees: 13.00 Taxes: 769.60
20160328-0028393

RR

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of March, 2016.

RICHARD LEAR

JACLYN LEAR

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Richard Lear and wife, Jaclyn Lear, 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 and seal, this the 24th day of March, 2016.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017