RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Upton Elizabeth Upton	New owner	128-16-08-060.000
(NAME)	(NAME)	
545 Summit Oaks Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **James Shapter and Marisa Shapter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ben Upton and Elizabeth Upton*** 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot 60, Summit Oaks, Phase Four, as shown on plat of record in Instrument No. 20060417-0043459 and Instrument No. 20060516-0057170 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to James Shapter and Marisa Shapter by Deed of record in Instrument No. 20130822-0088826, said Register's office.

This instrument is executed on behalf of James Shapter by Marisa Shapter as Attorney-In-Fact pursuant to recorded Power of Attorney of record in 20170222-0017879, in the 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 545 Summit Oaks Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170015726 DEEDWARR
Recvd: 02/22/17 13:33 2 pgs
Fees: 13.00 Taxes: 1827.80

20170222-0017880

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/our hands this 21st day of February, 2017.

James Shapter by MShapter Attorney in fact — Marisa Shapter

James Shapter
By: Marisa Shapter, his attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me Marisa Shapter, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of February, 2017.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Rutherford

On this the 21st day of February, 2017 , before me personally appeared Marisa Shapter, the person who executed the foregoing instrument on behalf of James Shapter and who acknowledged that she executed the same as the free act and deed of the said James Shapter, through Power of Attorney granted Marisa Shapter by the said James Shapter..

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11195