BILL GARRETT, Davidson County
Trans:T20170024726 DEEDWARR
Recvd: 03/23/17 12:55 3 pgs
Fees:18.00 Taxes:1343.10
20170323-0028556

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

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **363,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2017.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Christian Neidhoefer and Maithilee Kunda	James Christian Neidhoefer and Maithilee Kunda	**114-07-0B-181.00 CO**
1764 Haleys Hope Court	1764 Haleys Hope Court	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ben Upton and Elizabeth Upton, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Christian Neidhoefer and Maithilee Kunda, husband and wife

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:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Section Seven Addition to Westchase, of record in Instrument No. 20051202-0144886, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BEN UPTON and ELIZABETH UPTON, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20061004-0122988, dated September 28, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES, INCLUDING THE FOLLOWING:

Matters shown on the Plan of record in Instrument No. 20051202-0144886, corrected in Instrument No. 20070627-0076862, said Register's Office.

Matters shown on the Boundary Plan of record in Plat Book 9700, page 521, said Register's Office.

Matters shown on the Boundary Plan of record in Instrument No. 20040927-0116001, said Register's Office.

TVA Easements of record in Book 751, page 374, Book 787, page 13 and Book 787, page 14, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, page 720 and Book 5258, page 261, said Register's Office.

Agreement for Dedication of Easement for Public Utilities of record in Book 8626, page 852, Book 8626, page 868 and Instrument No. 20020411-0045301, Instrument No. 20021104-0134795, Instrument No. 20050509-0052105 and Instrument No. 20050509-0052106, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20041020-0126238, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050602-0062617, said Register's Office.

This is improved property known as 1764 Haleys Hope Court, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 17th day of March, 2017.

Ben Upton

Elizabeth Upton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ben Upton and Elizabeth Upton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th day of March, 2017.**

Notary Public

My Commission Expires:

8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON