(V)

BILL GARRETT, Davidson County
Trans:T20170029994 DEEDWARR
Recvd: 04/10/17 11:58 2 pgs
Fees:13.00 Taxes:1313.50
20170410-0034848

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(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
Elliott Pope Durr Ashley Brooke Stevenson	Renasant Bank	12912000300
(NAME)	(NAME)	
6306 Percy Drive	2001 Park Place North Suite 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35203	
(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, **Ross Uchida and Cathy M. Uchida, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elliott Pope Durr, unmarried and Ashley Brooke Stevenson, unmarried,** as joint tenants with the rights of survivorship, 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:

Being Lot No. 192 on the Plan of Warner Park Valley, as of record in book 3600, pages 12, 13 and 14, Register's Office for said County.

Being the same property conveyed to Ross Uchida, by deed of record in Instrument No. 20050629-0075050 , Register's Office for Davidson County, Tennessee.

Cathy M. Uchida joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6306 Percy Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of April, 2017.

Ross Uchida

Cathy M. Uchida

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Ross Uchida and Cathy M. Uchida, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2017.

Notary Public
My Commission Expires:

File No.: 11954

KRYSTN H. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019