WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032494 DEEDWARR
Recvd: 04/18/17 12:47 2 pgs
Fees:13.00 Taxes:1087.80
20170418-0037770

G-RF-17-2505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY PAUL HINMAN My Commission Expires 03-06-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad Thomas Moore and Tara Tomlin Moore	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **2505 Midvale Drive**	(NAME) **2002 Richard Jones Road, Suite 300A**	**084-04-0-036.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP UPCHURCH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD THOMAS MOORE AND TARA TOMLIN MOORE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two, McGavock Heights of record in Plat Book 2330, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 93.1 feet on the South side of Midvale Drive and runs back 218.7 feet on the West line and 230.1 feet on the East line, which is a broken line to a dead line in the rear on which it measures 76.2 feet.

Being the same property conveyed to Phillip Upchurch and wife, Marjorie S. Upchurch by Warranty deed from T. Monroe Graves and wife, Louise M. Graves of record in Instrument No. 20040412-0040791 Register's Office for Davidson County, Tennessee, dated April 09, 2004 and recorded on April 12, 2004. The said Marjorie S. Upchurch having died August 21, 2006 leaving property to Philip Upchurch as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2651, Page 390, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2505 Midvale Drive , Nashville, Tennessee 37214**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 14th DAY OF APRIL, 2017.

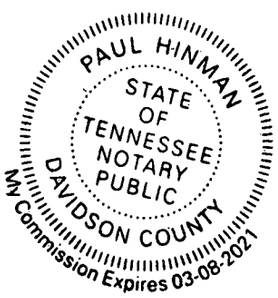
Phillip Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP UPCHURCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212