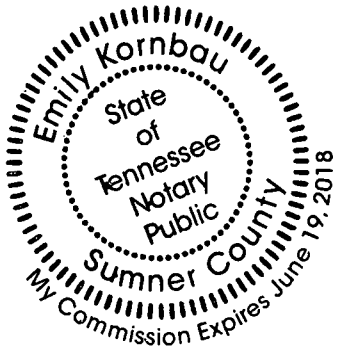
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1307

STATE OF TENNESSEE
COUNTY OF Williamson



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of August, 2017

Notary Public
Commission Expires: 6/19/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Merritt L Upton 6723 Sunnywood Drive Nashville, TN 37211	The Citizens Bank ISAOA/ATIMA PO Box 2156 Batesville, AR 72503	181-02-0B-012.00 CO

WARRANTY DEED

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

Bruce Upton and Britan Upton, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Merritt L Upton, a single woman

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 No. 12 as shown on the Final Plat of Sugar Valley Place, Section One, of record as Instrument No. 20140331-0026154, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bruce Upton, by Warranty Deed from Eric M. Bigness and Kathryn N. Bigness, husband and wife, dated 4/25/16 and recorded 5/2/16 in Instrument No. 20160502-0042625; and being the same property previously conveyed to Eric M. Bigness and Kathryn N. Bigness, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 3/25/15 and recorded 3/27/15 in Instrument No. 20150327-0026762, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6723 Sunnywood Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20170076044 DEEDWARR
Recvd: 08/30/17 15:54 2 pgs
Fees:13.00 Taxes:453.25
20170830-0089388

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of August, 2017.

Bruce Upton

Britan Upton

STATE OF ~~TENNESSEE~~ Texas R.S.
COUNTY OF Bexar

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

Witness my hand and official seal at San Antonio, Texas R.S. ~~Tennessee~~ this 24th day of August, 2017.

RICHARD SANCHEZ
Notary Public, State of Texas
Comm. Expires 01-04-2020
NOTARY ID#: 130466985

Notary Public
My Commission Expires: 01/04/2020

(Notary Seal)