WARRANTY DEED

Bill Garrett Davidson County
Batch# 3079 DEEDWARR
09/21/2017 02:46:30 PM 2 pgs
Fees: $13.00 Taxes: $736.30
20170921-0097048

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of September, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael D. Upchurch	Acopia, LLC	90-12-234
P.O. Box 826	306 Northcreek Boulevard, Suite 100	
Hendersonville, TN 37077	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janice Hales, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael D. Upchurch, an unmarried man and Martisca Mack, an unmarried woman, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Westboro, Section Five, of record in Book 3300, page 3, as corrected in Book 3309, page 164, 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 Eddie Hales and wife, Cheryl Hales by Warranty Deed from William M. Herron dated August 25, 2006 of record in Instrument Number 20060831-0107471, Register's Office for Davidson County, Tennessee. Said Cheryl Hales having since died on September 26, 2013 leaving Eddie Hales as the surviving tenant. Said Eddie Hales having since conveyed his interest to Janice Hales by Quitclaim Deed dated May 9, 2017 of record in Instrument Number 20170511-0047076, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, page 3 and corrected in Plat Book 3309, page 165 Register's Office County, Tennessee.

This is improved property known as: **639 Freedom Place, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 15, 2017.

Janice Hales

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice Hales** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 15, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.