WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-18-2601

THIS INSTRUMENT WAS PREPARED BY

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

Bill Garrett Davidson County
Batch# 74946 **DEEDWARR**
03/29/2018 02:58:12 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180329-0029650

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
John Selling and Kelly Traver	new owners	
(NAME)	(NAME)	**117-03-0-B-151.00CO**
2601 Hillsboro Pike, J9		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **MARTHA MEYER UPCHURCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN SELLING AND KELLY TRAVER,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-9, Parcel No. 151 of the Villager Condominiums, a Horizontal Property Regime established by Master Deed for Villager Condominium in Book 5434, Page 665, and Deed of Correction for Master Deed of record in Book 5487, Page 967, and as shown on the Revised Plan of The Villager Condominium Apartments, of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha Meyer Upchurch by Executor's Quitclaim Deed from Truxton Trust, Executor of the Estate of Robert W. Meyer, of record in Instrument No. 20170720-0073055, Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 20, 2017.

The above-described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, page 967, and with Rules and Regulations in Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.
- Charter of the Villager Homeowners' Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Villager Condominium of record in Book 5434, Page 708 as amended in Instrument No. 20080416-0038631, 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: **2601 Hillsboro Pike, J9, Nashville, Tennessee 37212**.

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 28th DAY OF MARCH, 2018.

Martha Meyer Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA MEYER 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 28th of March, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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