This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $165,000.00.

Affiant

Subscribed and sworn before me this the 14 day of June, 2018.

Notary Public
My commission expires: 10.12.19

Bill Garrett Davidson County
Batch# 105374 DEEDWARR
06/15/2018 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180615-0057973

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David M. Upton and Sabrina Upton PO Box 3226 Brentwood, TN 37027	New Owner PO Box 3226 Brentwood, TN 37027	160-14-0B 038.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID E. STEWART AND MARGUERITE H. STEWART, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID M. UPTON AND SABRINA UPTON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5738 on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Plat Book 5200, Page 261, and as shown on the Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David E. Stewart and Marguerite H. Stewart, husband and wife, by deed from Stephanie Claire Krivcher, unmarried, dated 04/13/2016, of record in Instrument No. 20160414-0035796, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5738 Brentwood Trace, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of June, 2018.

David E. Stewart

Marguerite H. Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David E. Stewart and Marguerite H. Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2018.

My commission expires: 9-10-2018



Notary Public

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

