**Prepared By ~~& Return To~~:**
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
B18-2305

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SPR-18-163

Karen Y Johnson Davidson County
Batch# 161430 **DEEDWARR**
11/15/2018 03:15:28 PM 2 pgs
Fees: $13.00 Taxes: $323.75

20181115-0112746

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Melissa James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2018

Stephanie Dome
Notary Public

Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Logan Irons<br>900 Rushmore Avenue<br>Mamaroneck, NY 10543 | New Owner | 075-08-0A-057.00-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,

**Daniel Upchurch, a married man**

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

**Logan Irons, married man**

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 163 in the Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762, as amended in Book 6250, Page 691, as corrected in Book 6919, Page 571, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Upchurch, an unmarried man by Warranty deed from James Ratzlaff and wife, Cynthia Ratzlaff of record in Instrument No. 20080311-0024395 Register's Office for Davidson County, Tennessee, dated March 04, 2008 and recorded on March 11, 2008. (Value of consideration shown in aforementioned deed $73,500.00.)

Being the same property conveyed to Daniel Upchurch, a married man by Quitclaim deed from Daniel Upchurch, a married man, who acquired title as unmarried, herein joined by his spouse Shaundra Upchurch of record in Instrument No. 20160714-0072053 Register's Office for Davidson County, Tennessee, dated June 25, 2016 and recorded on July 14, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 163 Brooke Castle Drive Hermitage, Tennessee 37076.

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: 163 Brooke Castle Drive, Hermitage, TN 37076

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 13th day of November, 2018.

Daniel Upchurch

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

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

Witness my hand and official seal at ~~Brentwood~~ murfreesboro, Tennessee this 13th day of November, 2018.

CINDY BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 8/16/2020