THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9703-BW

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00.

Affiant

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

MY COMMISSION EXPIRES: ___
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 179403 DEEDWARR
01/02/2019 08:46:28 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20190102-0000035

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Joseph Uchrin, Jr.	New Owner	
22 Lynnwood Lane		116-07-0-074.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Melba R. Blevins, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Joseph Uchrin, Jr., and Alison Jill Uchrin, Trustees of The Uchrin Family Trust, dated December 31, 2010**

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. 3 on the Plan of Glennbrooks, of record in Book 5050, page 82, Register's Office, Davidson County, Tennessee, a resubdivision of Lot Nos. 11 and 12, part of Lot Nos. 13 and 14, and part of Glenside Avenue and Dupont Avenue as shown on the Plan of Royal Oaks Land Company's subdivision of the Baker Tract as of record in Book 421, page 102, said Register's Office and more particularly described as follows:

Beginning at a point in the Southerly right of way of Lynwood Lane, formerly Second Street, and being the common corner of Lots 2 and 3, thence in a Southerly direction South 0 Degrees 04 Minutes East, 250 feet to a point; thence in a Westerly direction South 89 degrees 56 Minutes West, 161 feet to a point; thence in a Northerly direction North 0 degrees 04 Minutes West, 250 feet to a point; thence in an Easterly direction North 89 degrees 56 Minutes East, 161 feet to the point of beginning and containing 40,250 square feet, more or less.

Being the same property conveyed to J. William Blevins and wife, Melba R. Blevins by Warranty deed from Michael P. Kelly, unmarried of record in Book 5842, page 886, Register's Office for Davidson County, Tennessee, dated January 20, 1982 and recorded on January 20, 1982.

Being the same property conveyed to Melba R. Blevins by Quitclaim deed from J. William Blevins and wife, Melba R. Blevins of record in Book 7454, page 529, Register's Office for Davidson County, Tennessee, dated January 17, 1988 and recorded on January 22, 1988.

J. William Blevins, spouse of Melba R. Blevins joins in the execution of this instrument to convey his interest, marital or otherwise, if any in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **22 Lynnwood Lane, Nashville, TN 37205.**

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 do 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 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 the 28th day of December, 2018.

Melba R. Blevins

Melba R. Blevins

J. William Blevins

J. William Blevins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melba R. Blevins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 28th day of December, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY