Karen Johnson Davidson County
Batch# 223579 DEEDWARR
04/30/2019 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $920.38
20190430-0039514

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (DD)

The actual consideration or value, whichever is greater, for this transfer is $248,750.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2019.

Notary Public

My commission expires 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30th 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Upchurch **Martisca Mack**	NewOwner	**09012024800**
632 Freedom Pl		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

Patricia June Duffield, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Upchurch and Martisca Mack

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 tract of parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 29 on the Plan of Westboro, Section 5, as of record in Book 3300, page 3, as amended by instrument of record in Book 3309, page 165, and by Surveyor's Certification of Correction, in Book 3399, page 127, Register's Office for said County, described as follows:

Said Lot No. 29 fronts 55.6 feet on the easterly side of Freedom Place on a slight curve, and runs back between lines, 165 feet on the northerly line and 167.6 feet on the southerly line, to a dead line in the rear, measuring 62.7 feet thereon.

Being the same property conveyed to Chester Earl Duffield, Jr. and wife, Patricia June Duffield, by Warranty Deed from W.L. Bainbridge Company, A Partnership, dated August 27, 1962, of record in Book 3432, page 439, Register's Office of Davidson County, Tennessee. Chester Earl Duffield, Jr. died on or about November 14, 2009, leaving Patricia June Duffield the sole surviving tenant by the entirety and fee simple owner of subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 632 Freedom Pl, Nashville, TN 37209.

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 in 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.

Patricia June Duffield Date: 4/24/19

Patricia June Duffield

STATE OF Michigan

COUNTY OF Macomb

Personally appeared before me, a Notary Public of said County and State, Patricia June Duffield, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 03.17.2020

NARIMAN [illegible]
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Mar. 17, 2020
Acting in the County of Macomb

True Copy Certification

I,KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

