Karen Johnson Davidson County
Batch# 271500 DEEDWARR
08/14/2019 01:47:36 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190814-0081330

WARRANTY DEED

UPSHUR-H19215

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF August, 2019.

Notary Public

(Affix Seal)

My Commission Expires: 3/9/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wayne Emerson Upshur and Claudette Elaine Upshur, husband and wife	NEW OWNER'S	015.07-0-003.00
2860 Morgan Road		
Joelton, TN 37080		

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, I/we, LARISA K. HELLGREN AND HUSBAND, JAMES A. RAINES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WAYNE EMERSON UPSHUR AND CLAUDETTE ELAINE UPSHUR, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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 Winters Subdivision, of record in Plat Instrument No. 200409270115999, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete property description, Scrivener's Affidavit of record by Instrument No. 20060419-0044609, Register's Office for Davidson County, Tennessee to correct legal description on prior deed.

Being the same property conveyed to Larisa K. Hellgren, a married person by deed from Vijay Ramcharan and wife, Vidantee Ramcharan of record in Book 201107250056704, recorded on 07/25/2011, Register's Office for Davidson County, Tennessee.

2860 Morgan Road f/n/a 2910 Morgan Road.

Larisa K. Hellgren now married to James A. Raines

( ) unimproved
This is (X) improved property known as 2860 Morgan Road, Joelton, Tennessee 37080 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter. - Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument #20040927-0115999 said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VRES19-2160

Witness my/our hand(s) this 9th day of August, 2019 :

Larisa K. Hellgren

James A. Raines, signing to conveyed marital rights

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named LARISA K. HELLGREN AND HUSBAND, JAMES A. RAINES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 9th day of August, 2019.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023