# WARRANTY DEED

Karen Johnson Davidson County
Batch# 364959 DEEDWARR
02/28/2020 01:35:24 PM 2 pgs
Fees: $13.00 Taxes: $939.80

20200228-0022447

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Benjamin Andrew Wilson | CMG Mortgage, Inc. dba CMG Financial | 1490917200 |
| (NAME) | (NAME) | |
| 4829 Barclay Square Drive | 160 Crow Canyon Road, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Leroy Wolford, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Andrew Wilson, unmarried,** 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:

BEING Lot No. 69 on the Plan of Barclay Square, Section 3, as shown by plat of record in Plat Book 4675, Page 154, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leroy Wolford, unmarried by deed from Michael Upshaw, Sharon Upshaw, Pamela Kellum, Dianne Jordan, Eric Upshaw, and Chasity Upshaw Baskett, dated 11-22-19 of record in Instrument #20191202-0123883, Register's Office for said County.

Being the same property conveyed to John A. Upshaw by deed from Secretary of Housing and Urban Development, dated 3-18-94 of record in Record Book 9285, Page 184, Register's Office for said County.
**John A. Upshaw is deceased, his date of death was 3-29-16 leaving this property to his heirs: Michael Upshaw, Sharon Upshaw, Pamela Kellum, Dianne Jordan, Eric Upshaw, and Chasity Upshaw Baskett. See Affidavit of Heirship in Instrument #201609160097674

unimproved ☐

This is improved ☑ property, known as 4829 Barclay Square Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hands this 27th day of February, 2020.

L E Wolford

Leroy Wolford

State of Tennessee
County of Williamson

Personally appeared before me Leroy Wolford, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2020.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 11.20.21

File No.: 1686

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY