Karen Johnson Davidson County
Batch# 381904 DEEDWARR
04/06/2020 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20200406-0036188

# Warranty Deed

| | |
|---|---|
| CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-9-2022 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $762,000.00.<br>Julie Bailey<br>Affiant<br>Subscribed and sworn to before me, this the 31st day of March, 2020.<br>Carmen Coats<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| David L. Upchurch<br>Laura R. Upchurch | New Owner | 093-13-2B-010.00-CO |
| 1106 Sigler Street | | |
| Nashville, TN 37203 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MAVERICK SIGLER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID L. UPCHURCH AND LAURA R. UPCHURCH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 8, as established in Declaration of Covenants, Conditions and Restrictions for Maverick Row, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171207-0125206, amended at Instrument Nos. 20180118-0005412 and 20190627-0062170, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A-1" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Angela B. Parks by Warranty deed from Virginia Monday, Administratrix of the Estate of Joe F. Woodley of record in Instrument No. 20030610-0080194 Register's Office for Davidson County, Tennessee, dated June 10, 2003 and recorded on June 10, 2003.

Being a portion of the same property conveyed to Alice D. Fanning and Bobby D. Fanning by Quitclaim deed from Alice D. Fanning of record in Instrument No. 20060404-0038423 Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 4, 2006.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Special Warranty deed from Alice D. Fanning and Bobby D. Fanning of record in Instrument No. 20160916-0097811 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 16, 2016.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Special Warranty deed from Angela B. Parks of record in Instrument No. 20170109-0002518 Register's Office for Davidson County, Tennessee, dated January 6, 2017 and recorded on January 9, 2017.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Quitclaim deed from Maverick Sigler, LLC of record in Instrument No. 20171207-0125207 Register's Office for Davidson County, Tennessee, dated December 7, 2017 and recorded on December 7, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1106 Sigler Street, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2020.

**Maverick Sigler, LLC, a Tennessee Limited Liability Company**

**By:** _____
**Lee Schaefer, Sole Member**

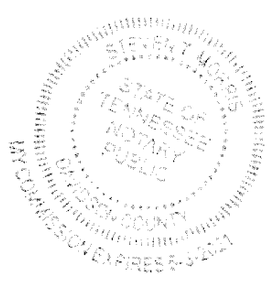
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lee Schaefer, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Maverick Sigler, LLC , a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2020.

_____
Notary Public

My Commission Expires: 5-3-21



# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022